



Beech Gardens, Rushmere St. Andrew Ipswich IP5 1BF

welcome to

Beech Gardens, Rushmere St. Andrew Ipswich

****CUL-DE-SAC LOCATION** **RUSHMERE ST ANDREW** **MODERN DEVELOPMENT** **DETACHED BUNGALOW** **EASTERN SIDE OF IPSWICH** **BUS ROUTE CLOSE** **VIEWING RECOMMENDED****



Hallway

Part glazed entrance door leading into the hallway, with doors to all bedrooms, bathroom, sitting room and kitchen/dining room.

Sitting Room

14' 5" x 14' 4" (4.39m x 4.37m)

With double glazed doors to rear overlooking and leading to the garden.

Kitchen/Breakfast Room

16' 8" x 10' 6" (5.08m x 3.20m)

Offering room for a table and doors to rear overlooking and leading to the garden, also to the rear is a double-glazed window and there is tiling to the floor. The kitchen features a range of base and eye level units, with co-ordinated work surface. A water softener, oven, hob and extractor are integrated into the kitchen.

Bedroom One

13' 9" x 10' 1" (4.19m x 3.07m)

Double glazed window to front aspect, door to ensuite shower room.

Ensuite Shower Room

Well-presented ensuite shower room with a three-piece suite comprising of low-level WC, pedestal wash hand basin and shower.

Bedroom Two

11' 3" x 8' 8" (3.43m x 2.64m)

Double glazed window to front aspect.

Bedroom Three

7' 3" x 7' (2.21m x 2.13m)

Double glazed window to front aspect.

Bathroom

The delightful bathroom complements the bungalow well, with a suite comprising of a panel enclosed bath, pedestal wash hand basin and low level wc.

Agents Note

The bungalow has the added benefit of underfloor

heating, viewing is recommended to appreciate the property fully.

External Details

To the rear of the property is a pleasant garden which has been partly shingled. To the front is a pathway to the front entrance and a driveway to the garage.



view this property online williamhbrown.co.uk/Property/IPW103566



welcome to

**Beech Gardens, Rushmere St. Andrew
Ipswich**

- MODERN DETACHED BUNGALOW
- THREE BEDROOMS
- EN-SUITE SHOWER ROOM
- GARDEN
- GARAGE AND OFF-ROAD PARKING

Tenure: Freehold EPC Rating: C

£460,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPW103566



Property Ref:
IPW103566 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



williamhbrown.co.uk