



Heathlands Park, Rushmere St. Andrew Ipswich IP4 5TQ

welcome to

Heathlands Park, Rushmere St. Andrew Ipswich

****HEATHLANDS PARK **TWO RECEPTION AREAS **STUDY **UTILITY AREA ***TWO BEDROOMS **SHOWER ROOM **ENCLOSED AREA **SECURE ENTRY SYSTEM INTO PARK **VIEWINGS HIGHLY RECOMMENDED**



Entrance Door Into-

Hallway

Dining Room

9' 5" x 9' 4" (2.87m x 2.84m)

**Double glazed window to the front

**Archway through to-

Living Room

18' 9" x 12' 6" (5.71m x 3.81m)

**Two double glazed windows to the side and one to the front

**Featured fireplace

Kitchen

11' 9" x 9' 11" (3.58m x 3.02m)

**Sink unit with mixer tap over

**Adjoining work surface with under cupboards and drawers

**Matching base unit

**Built in double oven, hob and extractor

**Double glazed window to the rear

**Electric heater

Utility

9' x 5' 10" (2.74m x 1.78m)

**Work surface

**Space for washing machine and dryer

**Built in cupboards, one housing Bosch gas boiler

**Double glazed door to the rear

**Space for fridge/freezer

Bedroom One

19' 2" x 9' 1" (5.84m x 2.77m)

**Double glazed window to the rear

**Two storage cupboards

Bedroom Two

10' 1" x 9' 3" (3.07m x 2.82m)

**Double glazed window to the front

**Built in wardrobe and dressing table

Study

5' 6" x 5' 9" (1.68m x 1.75m)

**Double glazed window to the front

Shower Room

**Double walk-in shower unit

**Wash hand basin

**Low level W/C

**Obscured double glazed window to the front

Outside

**Paved pathway to front door, with steps

**Enclosed by trellis fencing

**Mainly laid to lawn

**Surrounded pathway

**Paved ramp with wooden handrail to the rear



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welcome to

Heathlands Park, Rushmere St. Andrew Ipswich

- EAST IPSWICH
- CLOSE TO ALL AMENITIES INCLUDING BUS STOP
- RADIATORS IN ALL ROOMS EXCEPT KITCHEN
- TWO RECEPTION AREAS
- STUDY

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£275,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW103788 - 0004

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