



Foxhall Road, Rushmere St. Andrew Ipswich IP4 5TQ

welcome to

Foxhall Road, Rushmere St. Andrew Ipswich

Located to the East of Ipswich, within reach of Ipswich Hospital and local amenities is this delightful two bedroom park home. Age restricted for the over 65's and with gated access, it is an ideal retirement property.



Situated on a gated development to the East of Ipswich, this park home for the over 65's has been presented well. With a good sized living room, dining room, kitchen, and two bedrooms including one with an ensuite. Built in storage and a bathroom enhance the accommodation.

Recessed Entrance Door

Hallway

Living Room

19' 5" x 10' 7" (5.92m x 3.23m)



Dining Room

10' 2" x 7' 1" (3.10m x 2.16m)

Kitchen

14' 3" x 9' 2" (4.34m x 2.79m)

Bathroom

Bedroom One

11' 6" x 9' 9" (3.51m x 2.97m)



Ensuite Shower Room

Bedroom Two

11' 4" plus recess x 7' 6" (3.45m plus recess x 2.29m)

Garden



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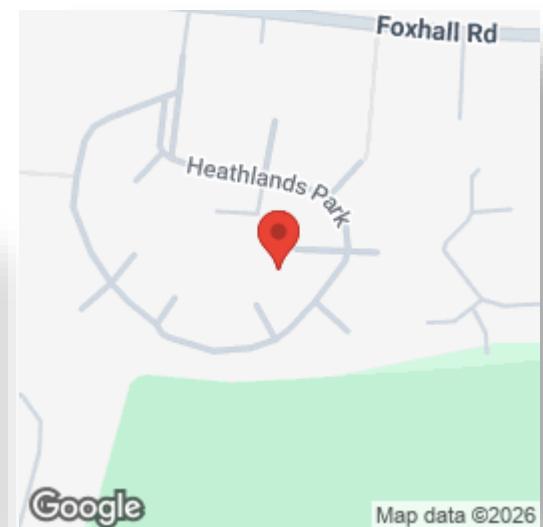
- RETIREMENT PROPERTY
- TWO BEDROOMS
- ENSUITE SHOWER ROOM
- BATHROOM
- LIVING ROOM

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.

£170,000



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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.



Property Ref:
IPW103791 - 0005

Please note the marker reflects the postcode not the actual property

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