

Playford Lane, Rushmere St. Andrew Ipswich IP5 1DW

# welcome to

# Playford Lane, Rushmere St. Andrew Ipswich

Three bedroom extended family home located to the East of Ipswich, in the sought after village of Rushmere. The house has off road parking, front and rear gardens, delightful kitchen/dining room and main bedroom with en-suite.





Situated in the ever popular Rushmere Village to the East of Ipswich, this stunning home offers extended accommodation, an ensuite to the main bedroom and a pleasant garden, The property also benefits off road parking to the front of the house.

#### **Entrance Hall**

#### Lounge

20' 2" x 10' 6" ( 6.15m x 3.20m )

# **Kitchen/Dining Room**

11' 9" x 7' 6" ( 3.58m x 2.29m )

# **Utility Room**

11' 3" x 10' 1" ( 3.43m x 3.07m )

# **First Floor Landing**

#### **Bedroom One**

12' 4" x 10' 2" ( 3.76m x 3.10m )

#### **Ensuite Shower Room**

#### **Bedroom Two**

10' 5" x 10' 4" ( 3.17m x 3.15m )

#### **Bedroom Three**

14' 1" x 9' 6" ( 4.29m x 2.90m )

#### **Bathroom**

Outside

**Front Garden** 

**Rear Garden** 











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# Playford Lane, Rushmere St. Andrew Ipswich

- RUSHMERE VILLAGE
- EXTENDED END TERRACE HOUSE
- THREE BEDROOMS
- OFF ROAD PARKING
- ENSUITE TO MAIN BEDROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in the region of

£335,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/IPW103646



Property Ref: IPW103646 - 0010 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.





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