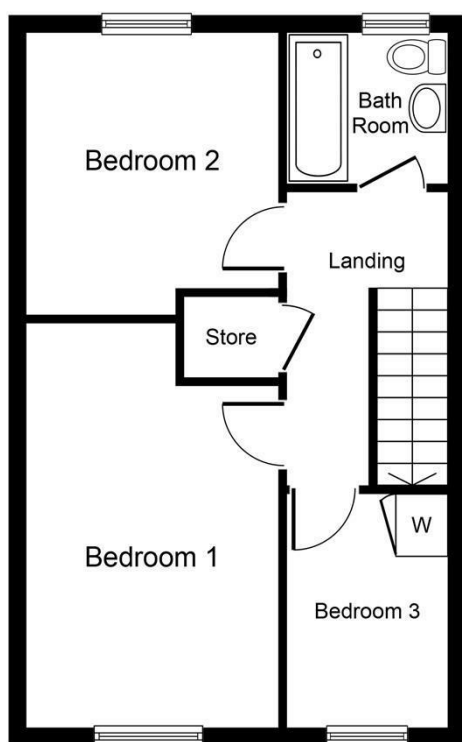


Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

16 Yewtree Grove, Rushmere St

£300,000

Andrew IP5 2GL

HAMILTON SMITH are pleased to offer for sale this three bedroom family house, well located in the popular area of Rushmere St Andrew. This much improved house benefits from an open plan living space with a recently fitted kitchen and enjoys a garden studio, off road parking and garage. Presented in good decorative order with modern 1st floor bathroom, double glazed windows, gas central heating with a combi boiler fitted April 2021. Internal viewing is highly recommended.



16 Yewtree Grove, Kesgrave/Rushmere, Rushmere St Andrew, Suffolk, IP5



Rushmere

Rushmere St Andrew is situated next to the small town of Kesgrave which is situated just to the east of Ipswich, and offers local shopping facilities along with Tesco supermarket, sports ground and library. The property is in catchment for the well regarded Kesgrave High School. There is good access to both the A12 & A14 trunk routes to London, Cambridge & Norwich and mainline railway stations at both Ipswich & Woodbridge offering regular services to London Liverpool St and Norwich. Ipswich which is Suffolk's county town offers further facilities including high street shopping, sports clubs, bars & restaurants and music entertainment venues.

PROPERTY:

This lovely 3 bedroom family house benefits from a reconfigured ground floor and now boasts an open plan living and kitchen space. Further improvements include a new consumer unit, Alexa controlled lighting, hot and cold water feed to the garage, and a 15'6" x 9' garden studio with power. The garden studio is also fitted with insulation and air-conditioning, keeping it cool in summer and warm in winter so can be used all year round.

Front door to

HALL:

Stairs to 1st floor, luxury vinyl flooring, radiator and door to...

OPEN PLAN LIVING SPACE: 24 x 11'8" (7.32m x 3.56m)

LOUNGE:

Double glazed window to front, radiator, LVF, opens through to...

KITCHEN:

Newly Fitted kitchen (later 2023) with feature large breakfast bar with pendant lights over, wall and base units, ample work tops, stainless steel sink and drainer with mixer tap, integrated dishwasher, fridge, freezer, Beko range style oven with gas hob and electric oven with extractor fan over, built in cupboard, further units, drawers, LVF, double glazed window to rear and door to outside. Cupboard housing a Viessmann combo boiler fitted April 2021.

1st FLOOR LANDING:

Airing cupboard with radiator, loft access, doors off.

BEDROOM ONE: 14'3" x 8'6" (4.34m x 2.59m)

Double glazed window to front and a radiator.

BEDROOM TWO: 9'6" x 8'6" (2.90m x 2.59m)

Double glazed window to rear and a radiator.

BEDROOM THREE: 8'8" x 6'4" (2.64m x 1.93m)

Double glazed window to front, built in cupboard and a radiator.

BATHROOM:

Double glazed window to rear, bath with a mixer shower tap and glass screen, vanity unit and hand wash basin, W.C. and radiator.

OUTSIDE:

To the front is an open plan garden, a driveway providing off road parking leading to the garage 16'7" x 8'2" with power and lighting, storage in the roof, door to rear garden.

The enclosed rear garden has a lawn, patio and path leading to the garden STUDIO 15'6" x 9' with power and lighting, insulated roof and floor and a Panasonic air condition/heating unit.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

