

# Foxhall



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## Foxhall Road

Heathlands Park, Rushmere St. Andrew, IP4 5TQ

Offers in the region of £110,000



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## Heathlands Park

SOUGHT AFTER RETIREMENT PARK FOR THE OVER 65'S - NO PETS ALLOWED - DESIRABLE WELL MAINTAINED DEVELOPMENT QUIET POSITION BORDERING THE LOCAL GOLF COURSE - BUS STOP AND GOLF HOTEL/ PUBLIC HOUSE LOCATED JUST OUTSIDE THE DEVELOPMENT - EXCELLENT RANGE OF SHOPS AND AMENITIES WITHIN A FIVE MINUTE DRIVE - CUL-DE SAC LOCATION CLOSE TO CENTRAL RECREATION AREA - TWO BEDROOMS EN-SUITE SHOWER ROOM AND FAMILY BATHROOM - LOUNGE 19'6" X 9'9" WITH SEPARATE DINING ROOM 10'0" X 7'11" AND KITCHEN 9'10" X 9'4" PLUS UTILITY AREA - NO ONWARD CHAIN - DOUBLE GLAZED WINDOWS AND GAS CENTRAL HEATING VIA RADIATORS AND GARDENS TO ALL SIDES.

\*\*\*Foxhall Estate Agents\*\*\* are delighted to offer for sale this well proportioned two bedroom park home situated on the sought after Heathlands Park residential retirement park for the over 65's.

The park itself is a well maintained development offering a quiet position bordering the local golf course. There is a bus stop and the Golf Hotel Public house situated just outside the development, the property is within a five minute drive to local shops and amenities.

The property itself is located at the end of a Cul-de-Sac close to a central recreation area and benefits from double glazed windows, gas heating via radiators and gardens to all sides.

The property is being sold with no onward chain and the accommodation comprises, entrance hall, two bedrooms

both with fitted wardrobes the master having an en-suite and a family bathroom. There is a dining room 10'0" x 7'11", lounge 19'6" x 9'9", kitchen 9'9" x 9'3" plus a utility area.

## Entrance Hallway

Obscure double glazed entrance door into entrance hallway, radiator, built-in cupboards with sliding doors, further built-in cupboard with sliding doors housing the Vaillant boiler (2014) and doors to bedrooms one, two, bathroom and dining room.

## Dining Room

10'0" x 7'11" (3.05m x 2.41m)

Double glazed window to front, radiator, coved ceiling, sliding door to the kitchen and archway through to the lounge.

## Lounge

19'6" x 9'9" (5.94m x 2.97m)

Two double glazed windows to the front, double glazed window to the side, two radiators and a coved ceiling.

## Kitchen

9'9" x 9'3" (2.97m x 2.82m)

Comprises a single drainer stainless steel sink unit with a mixer tap and cupboards beneath, roll top worksurfaces with drawers, cupboards under and wall mounted cupboards over, upright housing oven (not tested), hob to side, extractor over (not tested), double glazed window to rear, built-in storage cupboard and door to utility area.

## Utility Area

6'9" x 4'6" (2.06m x 1.37m)

Radiator and obscure double glazed door to outside.

### Bedroom One

11'6" x 9'7" into wardrobes (3.51m x 2.92m into wardrobes)

Double glazed window to the front, fitted wardrobes with sliding doors, radiator and door to the en-suite.

### En-Suite

6'10" x 4'11" (2.08m x 1.50m)

Shower, pedestal wash hand basin, low level W.C., radiator with a double glazed obscure window to the front.

### Bedroom Two

10'2" x 9'7" into wardrobes (3.10m x 2.92m into wardrobes)

Radiator, built-in wardrobe with mirror fronted sliding doors and a double glazed window to the rear

### Bathroom

6'6" x 5'6" (1.98m x 1.68m)

Panel bath, vanity wash hand basin, low level W.C., obscure double glazed window to the rear, Dimplex storage heater and a radiator.

### Gardens

As previously mentioned the property enjoys gardens on all sides of the property enclosed by hedging and shrubs with a patio and lawned areas with a garden shed.

### Agents Notes

Tenure - Non Traditional

Council Tax Band - A (Council Tax is payable direct to Suffolk Coastal District Council)

\*\*Please note that all residents MUST be over 65's year old or older and non working

Ground Rent is £250 (£242.92 single) Per calendar month reviewed 1st May every year and includes gardening communal areas

external electricity & water supply, sewage systems & pumps , road street light & barrier maintenance , CCTV at entrance & Office

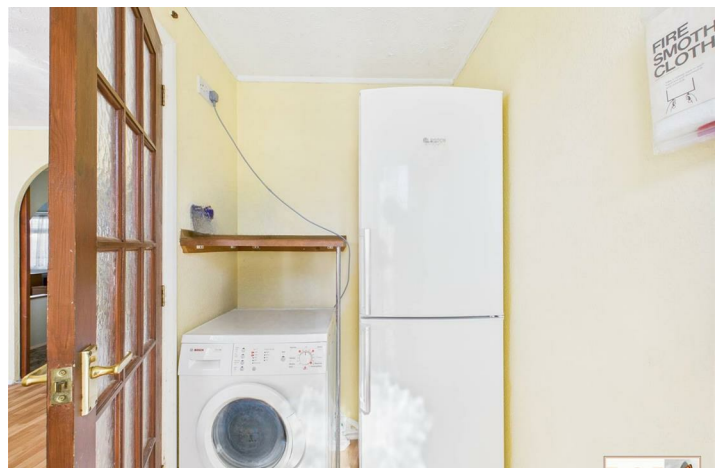
Water & sewage is metered and paid quarterly

\*Please also note that only allowed one metal shed and one greenhouse at the property\*

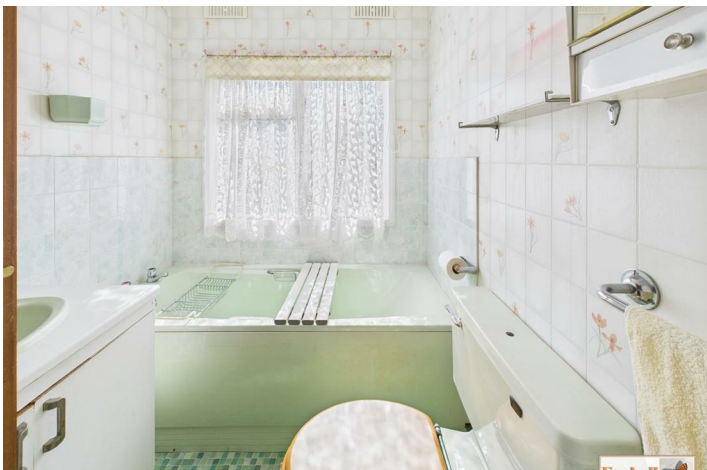
We understand a garage can be rented at £35 per month subject to availability

\*Please note that No Pets are allowed on the park.\*

Electric to be paid to the office monthly after the warden has read the meters













Road Map



Hybrid Map



Terrain Map



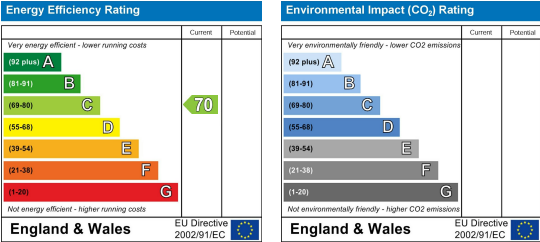
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.