

*A two-bedroom end of terrace former local authority house located in the north eastern side of Ipswich, in the semi-rural hamlet of Rushmere St Andrew.*

Guide Price  
£165,000 Freehold  
Ref: P7692/B

39 Playford Lane  
Rushmere St Andrew  
Ipswich  
Suffolk  
IP5 1DW



Entrance hall, sitting/dining room and kitchen.  
Two double bedrooms and a family bathroom.  
Two useful stores. Brick outbuilding.  
Gardens to front and rear.  
On-street parking.

No onward chain.

Contact Us



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## **Location**

39 Playford Lane is situated within the parish of Rushmere St Andrew which benefits from the best of both worlds being in a lovely semi-rural location, yet within minutes of Ipswich and all it has to offer. The historic market town of Woodbridge is 5 miles. Rushmere St Andrew itself benefits from a fine church, St Andrews, and has football clubs and Ipswich YM Rugby Club in the vicinity. There are many footpaths and bridleways offering excellent walking routes, as well as Rushmere Common, home to the popular Rushmere Golf Club.

Rushmere St Andrew forms part of the eastern edge of the Borough of Ipswich with Ipswich's town centre approximately 2½ miles to the south-west. Ipswich provides a comprehensive range of facilities including an extensive range of local and national shops, businesses, wide range of public houses and restaurants, and the popular Waterfront area. In addition to this there is a wide variety of schools in both the state and private sector. The mainline Ipswich railway station runs regular rail services to London's Liverpool Street Station, which take just over the hour. There are also very good road links to the A14 and A12 trunk roads.

## **Description**

39 Playford Lane is a traditional two bedroom end of terrace former local authority house built circa 1956 with predominantly brick elevations under a pitch tiled roof with a single storey flat roof to the side. The property benefits from double glazing and gas fired central heating throughout although is now in need of renovation and refurbishment. Entering via the front door into the entrance hall there is a window to side, wall mounted radiator and understairs storage area. A door leads off to the sitting/dining room which is a dual aspect room with windows to front and rear and two radiators. A further door leads from the entrance hall and dining area into the kitchen. This has a window to the rear and has a basic range of matching wall and base units with a stainless steel single drainer sink unit inset into roll top work surfaces with tiled splashbacks. There is space for appliances and plumbing for a washing machine, as well as space for an electric or gas fired cooker. Within the kitchen is a pantry with obscured window to the side. A door from the kitchen leads into the covered passageway where there is access to two further useful wood stores.

Stairs rise to the first floor landing where there is a window to the side and doors off to the bedrooms. Bedroom one has a window to the front with rural views, radiator and built in cupboard over the stairs with hanging rail and shelf above. Bedroom two has window to rear, radiator and built in airing cupboard with wall mounted gas fired Vaillant boiler and slatted shelving. The family bathroom has an obscured window to the rear and is fitted with a panel bath with electric shower over and tiled surround, hand wash basin, low level WC, extractor fan and radiator. From the landing there is access to the loft.

## **Outside**

The property is approached from the highway where there is unofficial off road parking. A pathway leads to the front door through an established garden which is mainly laid to lawn and enclosed by fencing and hedging, with established trees and shrubs. To the rear the garden is enclosed by panel fencing and hedging with established trees and shrubs and abutting farmland to the side. There is access to the side but no gate.

## **Note to Interested Parties**

Please read and absorb the agents notes listed towards the end of these particulars.









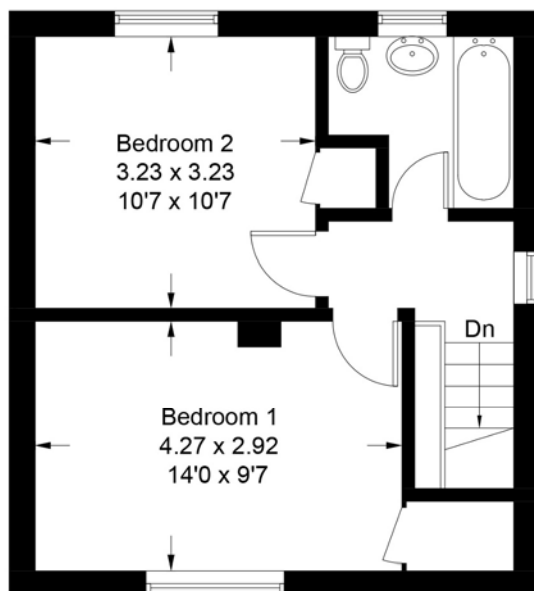




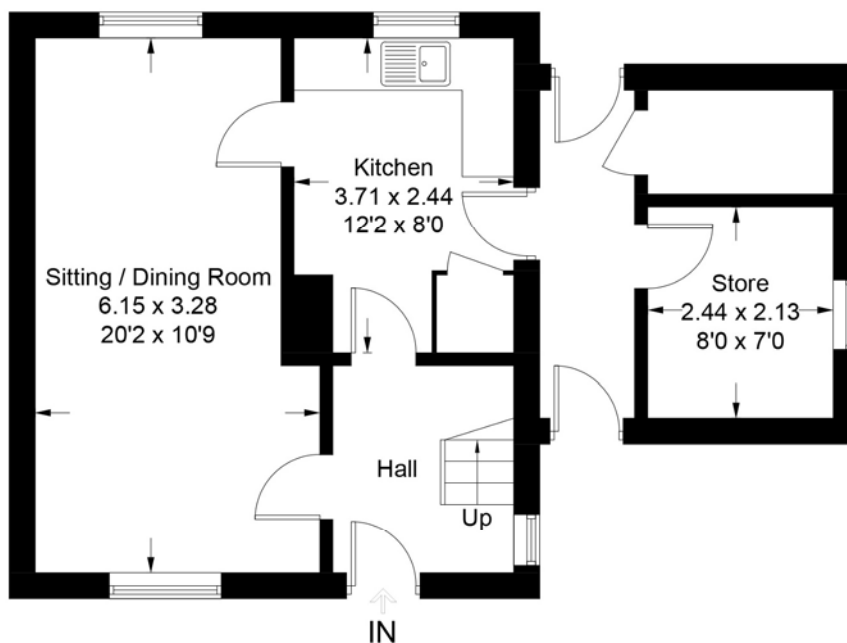


## 39 Playford Lane, Rushmere

Approximate Gross Internal Area = 83.3 sq m / 897 sq ft



### First Floor



### Ground Floor

For identification purposes only. Not to scale. Copyright fullaspect.co.uk  
Produced for Clarke and Simpson

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, gas and electricity.

*Annual Maintenance Charge* The property has an annual grounds maintenance fee of £105.75 per annum.

*Broadband* To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = D (Copy available from the agents upon request).

*Council Tax* Band B; £1,697.60 payable per annum 2025/2026

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk  
IP12 1RT; Tel: 0333 016 2000

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor Flagship Ltd does require offers to be accompanied by a completed Declaration of Interest form which is available from the Agent. In cases where applicants are purchasing the property with cash funds, the vendor requires exchange and completion to take place within 28 days of instructing legal representatives and reserves the right to abort the sale if this condition is not met.
4. The property has a grounds maintenance fee of £105.75 per annum.
5. The property must be marketed for a minimum of 14 days before any offers are to be considered.
6. Please also note that all properties built before 2000 will have some degree of asbestos, a report may be available to obtain from Flagship but buyers are encouraged to conduct their own searches.
7. There is an engrossment fee of £150 payable by the purchaser upon completion.
8. Flagship have requested a Regulated Drainage & Water Search and a Regulated Local Authority Search, the cost of which the Buyer will be responsible for on completion. A clause to this effect will be included in the sales contract. We are unable to guarantee that the search results will be available prior to a sale being agreed but will provide the search report once this is available. We cannot be liable for any adverse results which may be revealed when the search is produced and the buyer must rely on their own searches, survey and inspection.
9. On completion the Buyer shall be required to reimburse the Seller the cost of the searches totalling £130.00.
10. Any prospective buyer interested in adding additional units, subdividing the garden, or altering the property's use will be required to obtain a release of covenant from Flagship Ltd, along with the necessary permissions.
11. Flagship Housing Ltd have a restriction against use of the property as a House of Multiple Occupation (HMO). The incoming purchaser may wish to explore a release of this restrictive covenant with Flagship Housing Ltd directly.
12. The incoming purchaser will be liable for a proportionate amount of the maintenance costs according to use. There will also be a requirement to keep the drive way clear at all times.

*September 2025*

## Directions

From the A12 at the Park and Ride roundabout head towards Ipswich along Kesgrave Road along A1214. Proceed straight over two roundabouts and through one set of traffic lights for approximately 1.5 miles. Take a turning on your right into Bent Lane and at the T junction turn right and immediately left into Rushmere Street. Continue for approximately half a mile where Playford Lane can be found on the right before the church. The property can be found towards the bottom of the lane identified by a Clarke and Simpson For Sale board.

What3Words location: ///crazy.broad.rigid



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.





## DECLARATION OF INTERESTS BY PROSPECTIVE BUYERS

### Property Address:

This declaration is designed to prevent conflicts of interests between Flagship Housing Limited and prospective buyers of property from Flagship Housing Limited.

As a result of this declaration Flagship Housing Limited may not be able to sell a property to you if you are an employee or Board Member of Flagship Housing Limited or if you are a contractor, consultant or supplier to Flagship Housing Limited or if you are related to or a close personal friend of an employee or a Board Member or a contractor, consultant or supplier to Flagship Housing Limited.

The definition of a “relative” includes – Parents, spouse, domestic/civil partner, child, grandchild, siblings/siblings in-law, step relative or any member of your household.

The form below is for you to declare if you are a Board Member, an employee or a contractor, consultant or supplier to Flagship Housing Limited or a relative or close personal friend of a Board Member, an employee or a contractor, consultant or supplier.

Parties purchasing in joint or under company name must complete **separate DOI forms** for each individual involved in the purchase. This includes all named Directors of the company, for example: *John Doe (on behalf of Jane Doe Ltd)*.

1	Name of individual completing DOI		
2	Date of declaration		
3	Please answer the following questions by crossing out Yes/No as appropriate		
3a	Are you a current employee of Flagship Housing Limited?	Yes	No
3b	Are you a current board member of Flagship Housing Limited?	Yes	No
3c	Are you a principal proprietor, director or employee of any company, firm or practice with which Flagship Housing Limited does business	Yes	No
3d	Are you an employee of the Local Authority or member of a Town or Parish Council or other likeminded organisation working in partnership with Flagship Housing Limited?	Yes	No
3e	Are you related to someone who falls into the category of 3a, 3b, 3c, or 3d above?	Yes	No
3f	Are you a close personal friend to someone who falls into the category of 3a, 3b, 3c, or 3d above?	Yes	No
4	If you have answered 'Yes' to any of Q3, please detail the name(s) of those concerned		



5	Signed	
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**IF PURCHASING AS A COMPANY, PLEASE COMPLETE THE FOLLOWING DECLARATION IN ADDITION TO OVERLEAF**

To satisfy our Regulator, please cross out Yes/No as appropriate to provide specific confirmation that your company **is not** any of the following:

Is the company a registered provider of social housing? (current or intended)	Yes	No
Is your company a non-registered organisation providing social housing?	Yes	No
Is your company a charity? (whether registered with the charity commission or not)	Yes	No
Please provide the name(s) of any additional Director(s) for your company		
Signed		





**Buyer Qualification**

Buyer/s name/s:

Purchased property address:

**Purchaser type: (Circle the correct response)**

First time buyer

Buy to Let

Investor

Owner/Occupier (buy to live)

Other:

**Funding: (Circle the correct response)**

Mortgage

Bridging Loan

Cash

Cash from sale

Gift

Other:

As a cash buyer I can confirm that I will be in a position to exchange contracts within 28 days as required by Flagship Housing Limited.

Signed: