Foxhall

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Heathlands Park, Foxhall Road

Rushmere St. Andrew, Ipswich, IP4 5SZ

Asking price £70,000

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Entrance Hallway
Entrance door to entrance hall, cupboards with mirrored fronted sliding doors two of which are store cupboards the third houses the Vaillant boiler, further storage cupboards with sliding doors and doors to :-

Lounge
18'0" x 10'6" (5.49m x 3.20m)
Double glazed window to front and side, coved ceiling, Adam style fire surround, two radiators and archway through to the dining area.

Dining Area
9'4" x 8'9" (2.84m x 2.67m)
Double glazed window to front, radiator, coved ceiling and a serving hatch to kitchen.

Kitchen
11'0" x 8'9" (3.35m x 2.67m)
Well fitted comprising 1 1/4 bowl single drainer stainless steel sink unit with a mixer tap, with cupboards under, good range or roll-top worksurfaces with cupboards, drawers under and wth mounted cupboards over, upright housing oven (not tested) with hob to side (not tested) and extractor above (not tested), double glazed window to side and door to utility room.

Utility Room
4'9" x 4'5" (1.45m x 1.35m)
Shelving, worksurface with appliance space under and double glazed door to outside.

Bedroom One
10'5" x 9'9" (3.18m x 2.97m)
Double glazed window to side, fitted wardrobes with sliding doors, radiator and door to en-suite.

En-Suite
6'7" x 4'9" (2.01m x 1.45m)
Shower with a folding door, pedestal wash hand basin with a mixer tap, low-level W.C., radiator and an obscure double glazed window to side.

Bedroom Two
10'5" x 7'7" (3.18m x 2.31m)
Double glazed window to side, radiator, fitted wardrobe with sliding doors and drawers to side with cupboards over.

Bathroom
8'3" x 5'6" (2.51m x 1.68m)
Panel bath, low-level W.C., pedestal wash hand basin with a mixer tap, radiator and an obscure double glazed window to side.

Outside
As previously mentioned the property enjoys a lovely position within the development and enjoys a slightly larger than average gardens which are mainly enclosed by fencing. Disability ramp up to the utility area.

Agents Notes
Tenure - Freehold
Council Tax Band - A
This site is for over 65's only
Service charge £265.74 (double) £258.21 (single) per month which covers maintenance and facilities on the site.
Water is billed quarterly from the site
Electricity is metered and paid through the site benefit from the bulk discount
Please note we understand from the site office the purchaser will be required to pay 10% of the sale price to the site office and the remaining 90% will go to the seller.


























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Road Map



Hybrid Map



Terrain Map



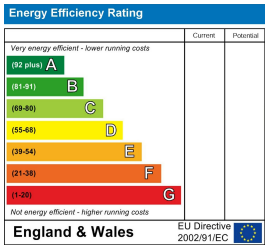
Floor Plan

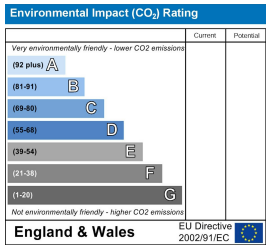


Viewing

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.