

RPRS

CONTACT

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FOR SALE

£600,000

A substantial detached five bedroom house on corner plot

ADDRESS

7 The Greens,
Rushmere St Andrew,
Ipswich
IP4 5UT

SIZE

174 m² (1,868 ft²)
Approx. gross internal floor area

KEY FEATURES

- + Five bedroom detached house
- + Cul de sac location
- + Two reception rooms
- + Kitchen diner
- + Study
- + Utility room
- + Ensuite & dressing room
- + Rear garden
- + Double garage
- + Off street parking
- + In need of modernisation
- + Freehold

OVERVIEW

The property is a modern five bedroom detached house situated within a cul de sac of detached properties located in Rushmere St Andrew, Ipswich.

The ground floor of the property comprises an entrance hall, two reception rooms, a study, a kitchen diner, utility room and a WC. The first floor comprises a family bathroom and five bedrooms with the master bedroom having ensuite facilities and a dressing room. Externally there are front and rear gardens, off street parking and a double garage.

The property would suit an owner occupier looking to add value through a project of modernisation and improvement.

LOCATION

The property is situated in the highly regarded village of Rushmere St Andrew, located on the eastern outskirts of Ipswich. The area is well known for its attractive residential surroundings, strong community feel and convenient access to both countryside and town amenities.

Rushmere St Andrew offers a range of local facilities including shops, cafés, public houses, schools and recreational amenities, while nearby Ipswich town centre provides an extensive selection of retail, dining and leisure options. The area also benefits from a number of parks, golf courses and open green spaces, making it particularly appealing for families and professionals alike.

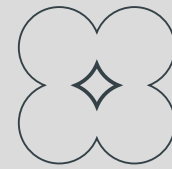
Excellent transport links are available, with convenient access to the A12 and A14 providing routes towards Colchester, Cambridge, Felixstowe and the wider motorway network. Ipswich railway station offers regular mainline services to London Liverpool Street and other regional destinations.

Overall, Rushmere St Andrew combines the benefits of a desirable village setting with excellent accessibility and proximity to Ipswich town centre.

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ACCOMMODATION

Ground	87.00 m ²	834 ft ²
First	87.00 m ²	834 ft ²
TOTAL	174.00 m²	1,868 ft²

Approx. gross internal floor area

SERVICES

We are advised that the property has mains electricity, gas, water and drainage. No services or appliances have been tested by RPRS. Interested parties should make their own investigations.

COUNCIL TAX

The property is rated G by East Suffolk Council. Interested parties should make their own investigations.

TENURE

Freehold

GUIDE PRICE

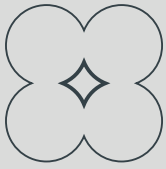
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VIEWING

Please contact sole selling agents:

RPRS - 0203 148 7500 - property@rprs.co.uk





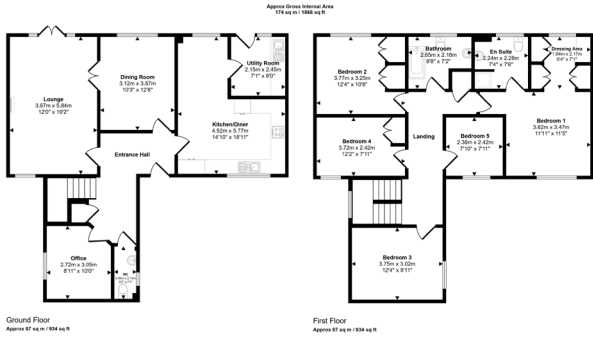
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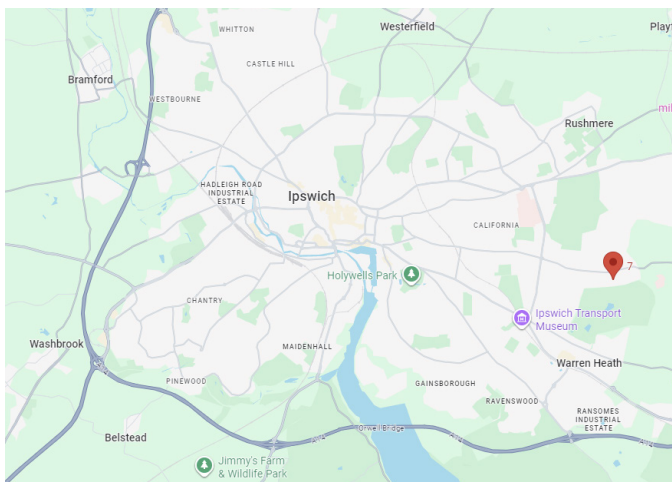
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FLOOR PLANS



Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, windows, doors and any other items are approximate and to be regarded as a guide. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.



Energy Performance Certificate (EPC)
Full details available upon request.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.

Date: May 2026