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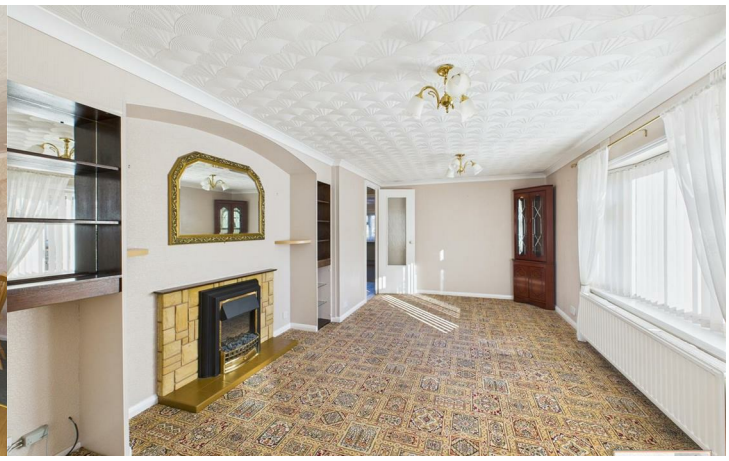
Heathlands Park, Foxhall Road

Rushmere St. Andrew, Ipswich, IP4 5TQ

Asking price £100,000

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Front Garden
Front garden with some stone and paving slabs, a wheelchair accessible external ramp up to the front door.

Reception Hall
Radiator, double glazed window to front, double doors to lounge and door to kitchen / dining area.

Kitchen / Dining Area
19'0" x 6'0" (5.79m x 1.83m)
Kitchen Area - Comprising single drainer stainless steel sink unit with a mixer tap with cupboards under, roll top worksurfaces with drawers, cupboards and appliance space under, wall mounted cupboards over, louvre door cupboard housing the Viessmann boiler which we believe from the vendor was replaced in 2023, double glazed window to front and side, extractor fan, coved ceiling and through to the dining area.

Dining Area - Double glazed window to side, radiator, roll-top worksurfaces with cupboards under, aerial point. The table and chairs situated in the dining area we understand from the vendor will be staying.

Lounge
17'9" x 10'10" (5.41m x 3.30m)
Double glazed window to side, radiator, fire surround with hearth and display shelving either side, electric fire, two freestanding corner cabinets which we believe from the vendor are to remain.

Inner Hallway
Built-in storage cupboard with doors to bedrooms one and two and the shower room.

Shower Room
6'6" x 5'4" (1.98m x 1.63m)
Shower, low-level W.C., pedestal wash hand basin, radiator and obscure double glazed window to side.

Bedroom One
12'3" x 9'3" (3.73m x 2.82m)
Double glazed window to rear with fitted wardrobes with top cupboards over, dressing area and a radiator.

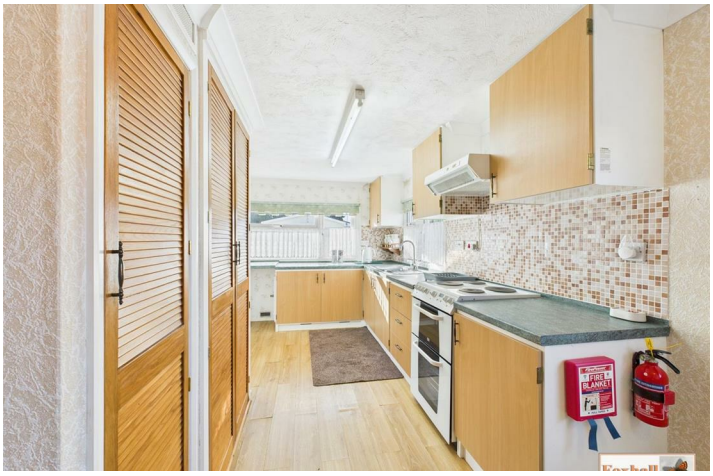
Bedroom Two
10'7" x 9'2" (3.23m x 2.79m)
Double glazed window to rear, radiator, coved ceiling and freestanding wardrobes to remain.

Outside
As previously mentioned the property enjoys the benefit of a wraparound gardens to all four side of the property with a low maintenance lawn area with some mature shrubs and hedges with a garden shed and a patio area.

Agents Notes
Tenure - Freehold
Council Tax Band - A
Please note the pitch fee commencing 1st May 2025 is £265.74
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.

























Road Map



Hybrid Map



Terrain Map



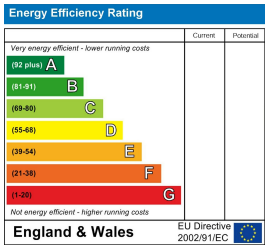
Floor Plan

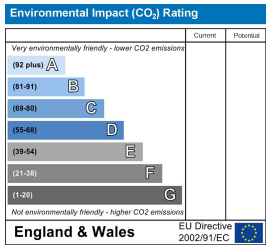


Viewing

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

Energy Efficiency Graph





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