

Foxhall



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Heathlands Park, Foxhall Road

Rushmere St. Andrew, Ipswich, IP4 5SZ

Asking price £100,000



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Hallway

Front aspect UPVC double glazed door into the entrance hallway, doors to both bedrooms, the bathroom, kitchen and dining area. Large storage cupboard with sliding doors, radiator and carpeted flooring.

Lounge Area

13'9" x 11'3" (4.2 x 3.44)

Feature fireplace, two double glazed windows, radiator, door to the kitchen and open through to the dining area.

Dining Area

9'2" x 8'3" (2.8 x 2.53)

Double glazed window, radiator, carpeted flooring. Door to the hallway and open through to the lounge area.

Kitchen

13'7" x 7'10" (4.16 x 2.41)

Base and eye-level units with rolled edge worktops, integrated stainless steel sink and drainer, space for a freestanding oven and hob with extractor over, space for a fridge/freezer, space and plumbing for a washing machine, full height storage cupboard with sliding doors, cupboard housing the boiler, two double glazed windows, UPVC frosted double glazed door into the garden and doors to the lounge and hallway.

Bedroom One

10'11" x 9'2" (3.33 x 2.8)

Built-in sliding wardrobes, double glazed window, radiator and carpeted flooring.

Bedroom Two

9'6" x 9'4" (2.92 x 2.87)

Built-in sliding wardrobes, drawers and cupboards, double glazed window, radiator and carpeted flooring.

Bathroom

Panel bath with stainless steel mixer taps and handheld

shower attachment, pedestal hand wash basin with tiled splash-back, low-level W.C., frosted double glazed window, radiator and lino flooring.

Garden

Wrap around low maintenance garden comprising of patio and decorative stones, there is a metal storage shed and further composite storage container.

Agents Notes

Tenure - Freehold

Council Tax Band - A

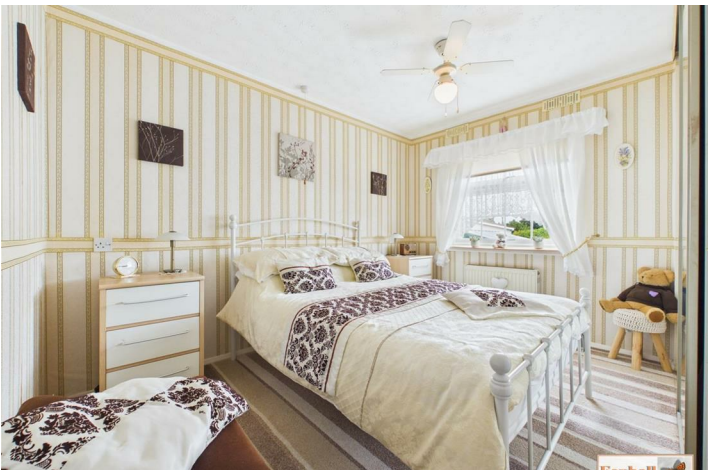
This site is for over 65's only

Site Charge £273.71 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.

Please see us or the site office for a full list of the site rules.





Road Map



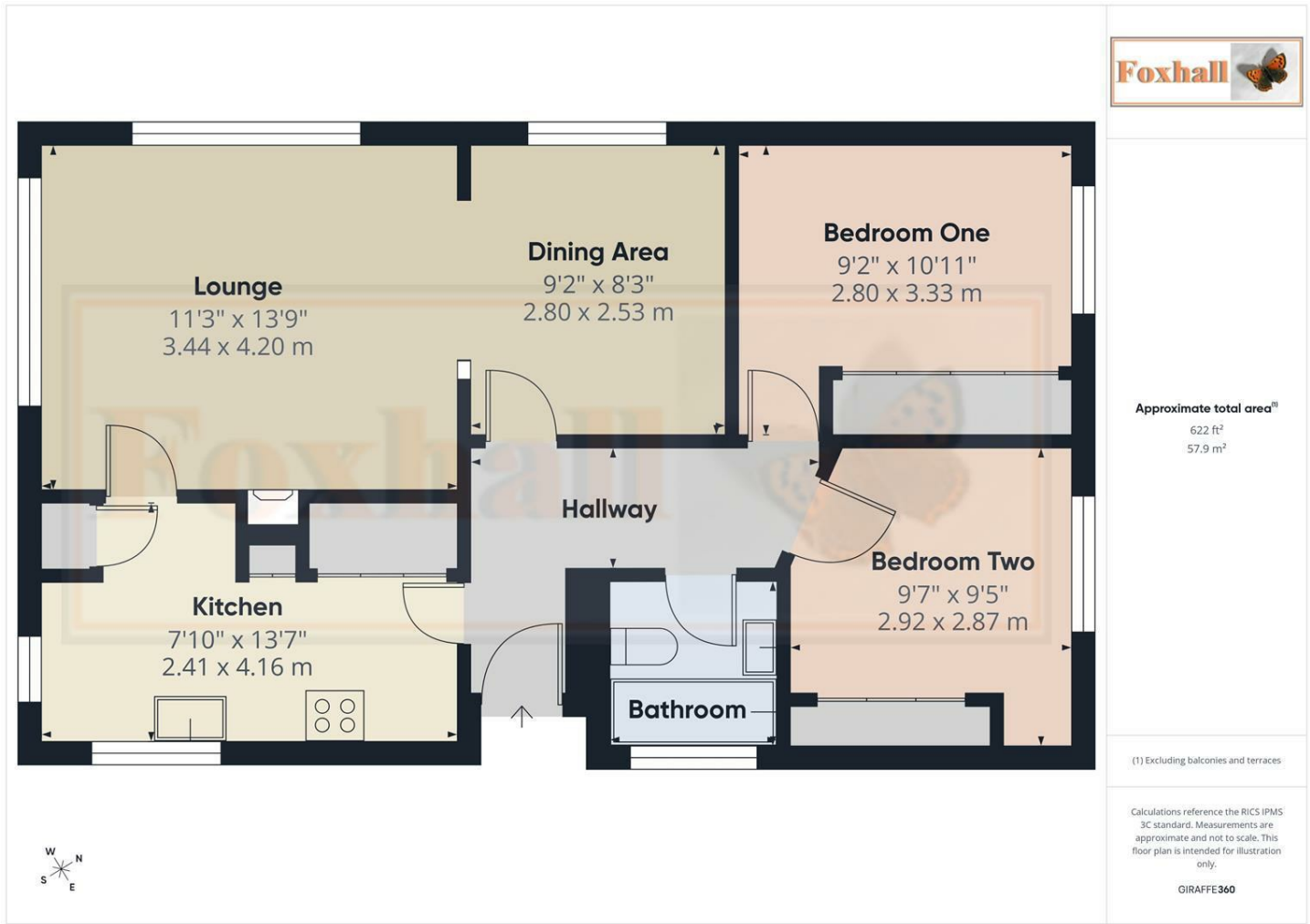
Hybrid Map



Terrain Map



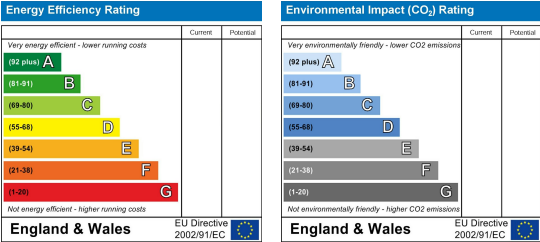
Floor Plan



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.