Foxhall

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Heathlands Park

Rushmere St. Andrew, Ipswich, IP4 5TG

Offers in the region of £160,000

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Front Garden
Open plan style garden with the front being mainly laid to lawn with steps up to the side giving access to the entrance porch with conifers down the side leading round into the rear garden.

Entrance Porch
7'0" x 3'6" (2.15 x 1.08)
Double glazed entrance door into entrance porch with double glazed window to the side and double glazed door to the kitchen.

Kitchen / Diner
20'8" x 8'2" (6.30m x 2.49m)
Comprising single drainer sink with a mixer tap with gloss fronted grey cupboards under, ample worksurfaces with gloss fronted grey drawers, cupboards and appliance space under, and an excellent range of grey gloss fronted cupboards over, undercounter oven and hob with extractor, pull out bins, downlighters, double glazed window to side and through to the dining area with double glazed window to front, coved ceiling and an archway through to the lounge.

Lounge
18'0" x 10'10" (5.49m x 3.30m)
Double glazed window to front and side, radiator, coved ceiling and door to the entrance hallway.

Entrance Hallway
12'1" x 3'0" (3.68m x 0.91m)
Radiator, double glazed door to outside, fitted storage cupboard with sliding door, further storage cupboard and doors to both bedrooms, lounge and the shower room.

Bedroom One
11'8" x 7'9" (3.57 x 2.38)
Double glazed window to rear, radiator, floor to ceiling wall length fitted wardrobes with mirror fronted sliding doors and door to the en-suite cloakroom.

En-Suite Cloakroom
5'0" x 2'6" (1.52m x 0.76m)
Low-level W.C., wash hand basin with a mixer tap and cupboard under, tiling to walls and an obscure double glazed window to side.

Bedroom Two
8'4" x 7'9" (2.55 x 2.38)
Double glazed window to rear, built-in wardrobes with mirror fronted sliding doors housing a wall mounted boiler, radiator and coved ceiling.

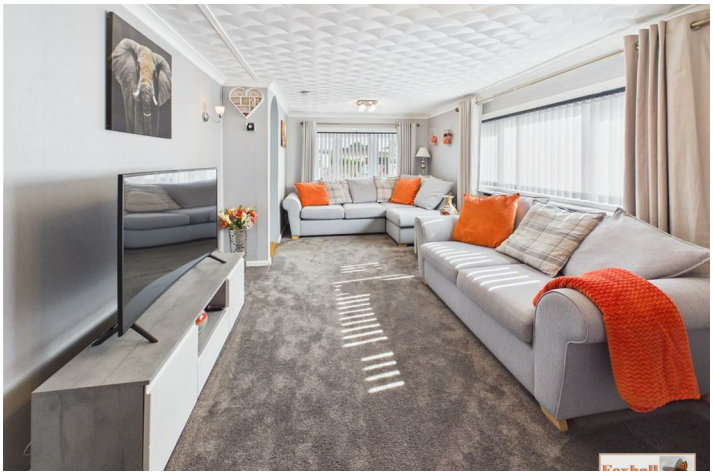
Shower Room
7'10" x 5'6" (2.39 x 1.68)
Shower cubicle with overhead and hand held showers, wash hand basin with a mixer tap and cupboards under, heated towel rail, low-level W.C. and obscure double glazed window to side.

Rear Garden
Further conifer hedging, patio with neat lawned areas, flowerbed borders with shed and access to the other side of the property provididng a ramp and a further lawned area.

Agents Notes
Council Tax Band - A
Over 65's only
No pets allowed
Service Charge are approx between £258 to £266 PM depending on if its Single or Double Occupancy
Utilities - Main Gas is supplied by your chosen supplier - Electricity is submetered and recharged monthly based on site usage.
Water rates are paid through the Park Office
Home Insurance is mandatory and arranged separately by each resident.



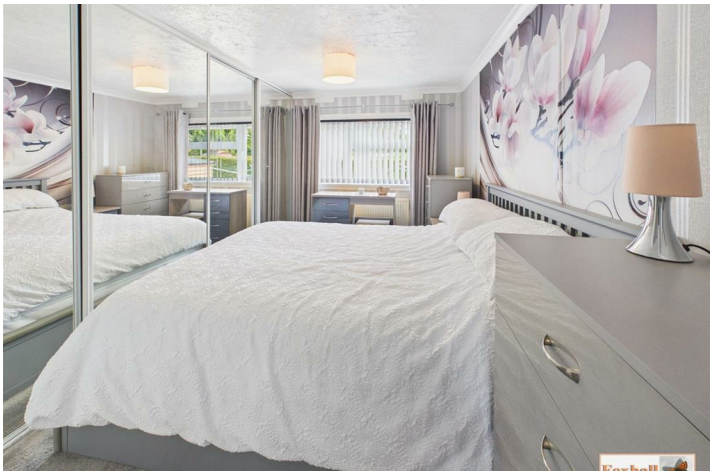






























Road Map



Hybrid Map



Terrain Map



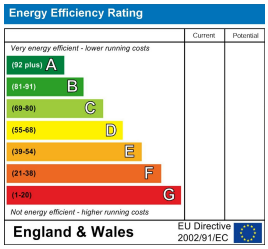
Floor Plan

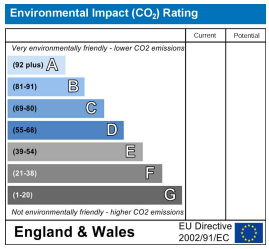


Viewing

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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