

Birchwood Drive, Rushmere St. Andrew IPSWICH IP5 1EB

welcome to

Birchwood Drive, Rushmere St. Andrew IPSWICH

**RUSHMERE LOCATION **DETACHED HOUSE **TWO RECEPTION ROOMS **CLOAKROOM &&THREE BEDROOMS **FIRST FLOOR BATHROOM **OFF ROAD PARKING **QUIET LOCATION **NO ONWARD CHAIN **SCOPE TO EXTEND (STPP)













Entrance Door Into-Hallway

**Stairs to first floor

Cloakroom

- **Vanity wash hand basin
- **Low level W/C
- **Wall mounted towel rail
- **Half tiled walls
- **Wood effect flooring **Obscured double glazed window to rear

Living Room

17' 3" x 11' 9" (5.26m x 3.58m)

- **Double glazed window to the side
- **Double glazed sliding doors to the rear
- **Wood effect flooring

Dining Room

10' 3" x 8' 8" (3.12m x 2.64m)

- **Double glazed window to the front
- **Doorway into-

Kitchen

9' 8" x 8' 9" (2.95m x 2.67m)

- **Sink unit, with mixer tap over
- **Adjoining work surface with under cupboards and drawers
- **Wall mounted matching units
- **Space for cooker and fridge freezer
- **Door to-

Lean To

- **Double glazed windows to the side
- **Space for washing machine
- **Wood effect flooring
- **Double glazed doors to the rear

Landing

- **Access to loft
- **Double glazed window to the front

Bedroom One

14' x 8' 8" (4.27m x 2.64m)

**Double glazed window to the rear

Bedroom Two

11' 9" x 9' 9" (3.58m x 2.97m)

- **Double glazed window to the rear
- **Wood effect flooring

Bedroom Three

8' 6" x 7' (2.59m x 2.13m)

**Double glazed window to the front

Bathroom

- **Wash hand basin
- **Enclosed bath with shower over
- **Low level W/C
- **Tiled flooring and part tiled walls
- **Obscured double glazed window to the front

Outside Front Garden

- **Open plan
- **Mainly laid to lawn
- **Pathway

Rear Garden

- **Enclosed
- **Mainly laid to lawn
- **Flowers & Shrubs
- **Pathway
- **Paved seating area
- **Gate at the rear
- **Storage with parking to the rear





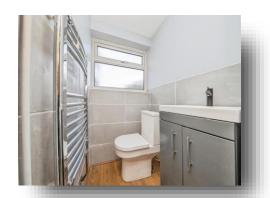
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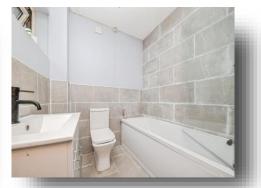
- NORTH IPSWICH
- DETACHED HOUSE
- TWO RECEPTION ROOMS
- CLOAKROOM
- LEAN TO

Tenure: Freehold EPC Rating: D Council Tax Band: D

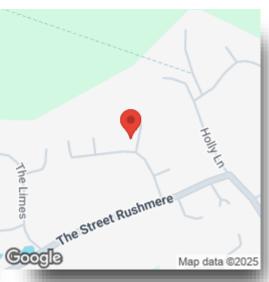
offers over

£400,000









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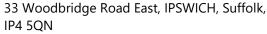
Property Ref: IPW103336 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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