

Foxhall



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Rushmere Road

East Ipswich, IP4 4LA

Guide price £250,000



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Situated in popular east Ipswich area within Copleston High School catchment area and within walking distance to both Northgate High School and St John's Church of England School so this is an ideal location for a family / first time buyer. There are plenty of shops, amenities, Ipswich Hospital, Rushmere Heath, doctors and dental Surgeries and Derby Road train station all within walking distance. Serviced by good bus routes and easy access by car to both Ipswich town and waterfront or the A14 and a good number of larger shops, takeaways and restaurants.

In the valuer's opinion an early internal viewing is advised.

Front Garden

The front garden comprises of a low maintenance front garden with a mid height brick wall and a metal gate and path leading to the front door.

Porch

Open porch at the front of the house with original tiled floor.

Entrance Hall

The hallway features Victorian style tiled floor, dado rail, picture rail, attractive coving, radiator, telephone point, wall lights, door to the lounge / diner and stairs to the first floor.

Lounge/Dining Room

27'5" x 10'0" (8.37 x 3.05)

The spacious lounge/diner with a large double glazed bay window with stain glass detail to the front of the property, a large Victorian style fireplace, aerial point, corbels, picture rails, radiator, attractive coving which continues through to the dining area which contains an

understairs storage cupboard with shelving, radiator, a double glazed window facing the rear and a door to the kitchen.

Utility Area

3'5" x 8'3" (1.05 x 2.53)

There is a double glazed window to the side, large work surface, space for an under counter fridge / tumble dryer, plenty of cupboard storage and tiled flooring.

Kitchen

11'1" x 8'5" (3.40 x 2.57)

The kitchen comprises of wall and base units with cupboard and drawers with work surfaces over. stainless steel sink and drainer with mixer tap over, double glazed window to the side, pedestrian door to the side with access to the garden. Tiled floor and splashback, space for a full height fridge / freezer, space and plumbing for a washing machine, freestanding electric oven (currently a Roma), wall mounted Baxi Platinum boiler which has been regularly serviced and door to the downstairs shower room.

Shower Room

5'3" x 8'7" (1.61 x 2.62)

The downstairs shower room features beautiful quartz tiled flooring, walk in shower cubicle with a Triton electric shower, obscured double glazed window to the rear and a large double glazed Velux window which floods the room with light, a vanity with low flush W.C. and hand basin, heated towel rail, extractor fan, spotlights, light on the wall with shaving point and integral splashback tiling.

Landing

The landing is carpeted and has original wooden doors to bedroom one, bedroom two and bedroom three also the

bathroom, an airing cupboard with shelving and stairs to the second floor.

Bedroom One

11'9" x 12'10" (3.59 x 3.92)

Bedroom one features two large front facing double glazed windows with stain glass detail, radiator, carpet flooring, picture rails and an attractive Victorian style fireplace.

Bedroom Two

10'0" x 7'4" (3.06 x 2.26)

Bedroom two contains an Victorian style fireplace, carpet flooring, coving, double glazed window to the rear of the property, a storage cupboard with a rail, a vanity unit with sink and a shaving point.

Bedroom Three

10'7" x 8'5" (3.25 x 2.57)

A light filled bedroom with a large double glazed window facing the rear of the house. A beautiful Victorian style fireplace, radiator and carpet flooring.

Bathroom

5'1" x 5'3" (1.57 x 1.62)

Fully tiled bathroom containing a panelled bath with mixer tap and handheld shower over, low flush W.C., hand basin, fully obscured double glazed window to the side, radiator and tiled flooring.

Bedroom Four / Office

16'3" x 12'1" (4.96 x 3.69)

This light and spacious room is located on the second floor, there is carpet flooring, radiator, access to the eaves for storage, a double glazed Velux window and a large double glazed window facing the front of the house. This room has potential to be used as a bedroom for guests, office or music room, etc.

Rear Garden

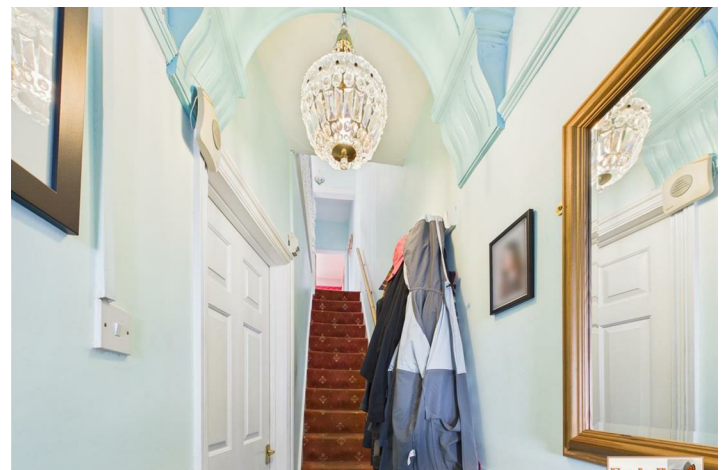
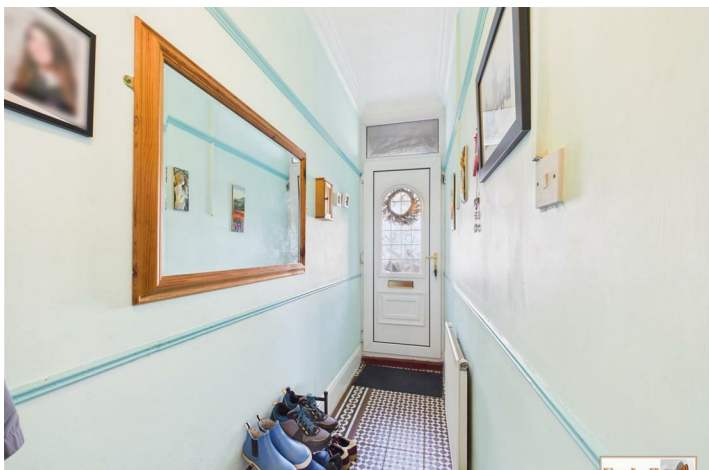
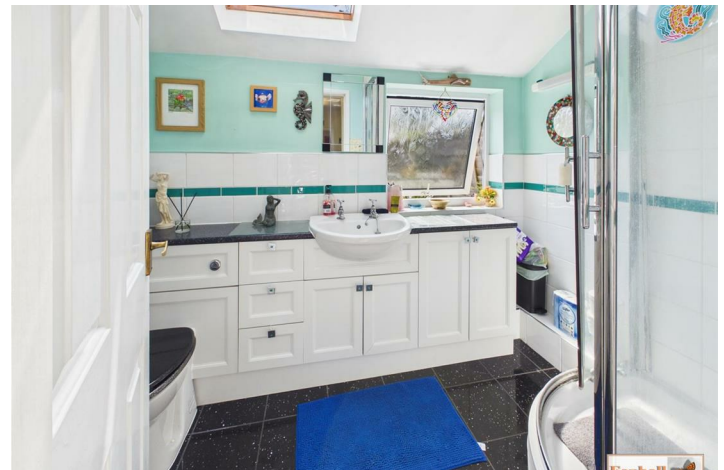
98'5" x 13'1" (approx) (30 x 4 (approx))

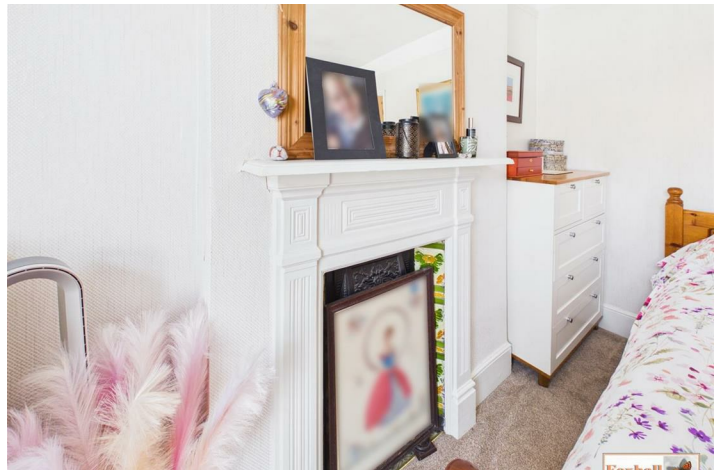
The south facing rear garden features a large patio area suitable for alfresco dining with an ornamental cherry tree with beautiful spring blossom, outside tap and a row of eating apple trees. One side of the garden is packed with a wealth of mature plants, herbs, bulbs and bushes. The main part of the garden is mainly laid to lawn with a gate leading to two small sheds which will be left to stay and a further gate and a large octagonal green house which will also be left to stay.

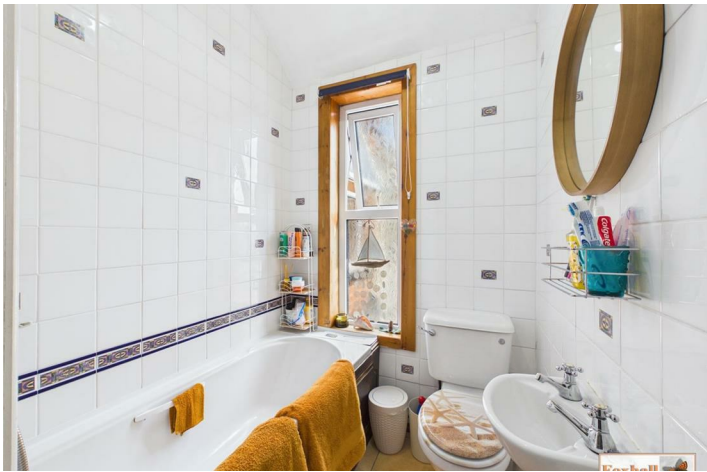
Agents Notes

Tenure - Freehold

Council Tax Band B









Road Map



Hybrid Map



Terrain Map



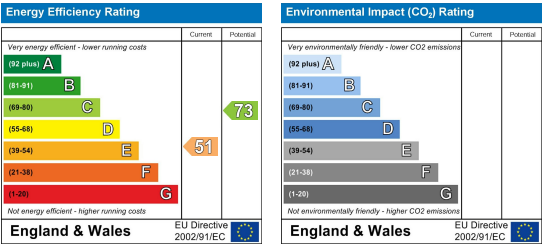
Floor Plan



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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