

36 Beech Road, Rushmere St. Andrew, Ipswich, IP5 1AN



**Freehold**

Guide Price

**£300,000**

Subject to contract

**Popular location**

3 bedrooms  
Sitting room  
Kitchen/diner



Situated in Rushmere St. Andrew is this three bedroom semi-detached house which offers ample parking and a west facing garden.

# Some details

## General information

Situated in the popular location of Rushmere St. Andrew is this three bedroom semi-detached house offering sitting room, kitchen/dining room, ample parking and a west facing rear garden.

The reception hall has stairs leading to the first floor, understair cupboard and doors to the sitting room and kitchen/dining room. The sitting room has a window overlooking the front garden and a feature fireplace. The kitchen/dining room has a range of units, work surfaces, sink, extractor hood and a breakfast bar. The dining area has double doors leading to the rear garden.

The landing has access to the three bedrooms and the family bathroom. There are two double bedrooms along with a single bedroom. The bathroom comprises a bath with shower over, basin and WC.

## Reception hall

### Sitting room

11' 4" x 11' 3" (3.45m x 3.43m)

### Kitchen/dining room

17' 10" x 11' 9" (5.44m x 3.58m)

## Landing

### Bedroom one

11' 2" x 11' 1" (3.4m x 3.38m)

### Bedroom two

11' 1" x 10' 2" (3.38m x 3.1m)

### Bedroom three

6' 2" x 6' 6" (1.88m x 1.98m)

## Bathroom

5' 9" x 5' 5" (1.75m x 1.65m)

## Outside

To the front of the property there is a garden which is part laid to lawn and the remainder laid to hardstanding providing ample parking.

To the rear the west facing garden is mainly laid to lawn with a shingle and decked area and there are two sheds.

## Location

Beech Road is in this sought-after location which provides easy access to popular schools and facilities that can be found within Kesgrave, Martlesham and Ipswich. There are local shopping parades within easy and good bus services are nearby.

## Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - tbc

Our ref - JEG

## Directions

From our Main Road, Kesgrave office head west along the A1214 towards Ipswich, continue along and Beech Road can be found as the fifth turning on the left. Proceed along Beech Road and the property can be found on the right hand side.

## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

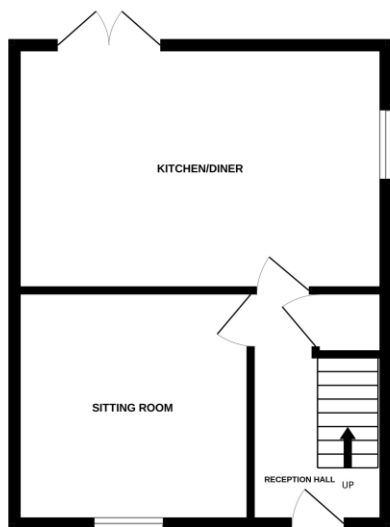
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## Viewing

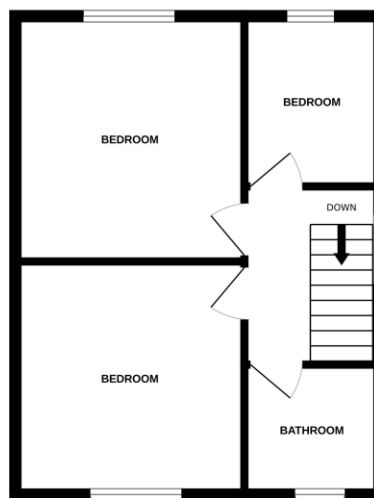
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