



Playford Road | Rushmere St. Andrew IP4 5RJ

Price £440,000 Freehold

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Part of the Your Ipswich Group

Playford Road, Rushmere St. Andrew, Ipswich, IP4 5RJ

We are delighted to be offering for sale this beautifully presented detached bungalow located to the outskirts of East Ipswich in Rushmere St Andrew within a short walk to Rushmere Heath, golf course, bus service, local parade of shops and Heath Road Hospital. The accommodation comprises entrance hall, 3 double bedrooms, modern fitted kitchen, dining room, spacious sitting room to the rear, rear lobby with open plan shower cubicle and family bathroom. Further benefits include double glazing throughout, gas central heating, generous frontage providing ample off road parking to front, side covered carport leading to mature landscaped gardens to the rear backing onto sports ground. Early inspection recommended.



ENTRANCE HALL

Door into entrance hall, hard wood flooring, radiator, loft hatch, doors to bedrooms, dining room, sitting room and bathroom.

BEDROOM 1

14' max x 10' (4.27m x 3.05m) Currently used as a second reception room, hard wood flooring, double glazed window to front aspect, radiator, fireplace with marble heath and coal effect gas fire.

BEDROOM 2

10' 6" x 10' (3.2m x 3.05m) Carpeted flooring, double glazed window to front aspect, radiator.

BEDROOM 3

11' x 9' (3.35m x 2.74m) Carpeted flooring, Double glazed window to side aspect, radiator, built in wardrobes.

SITTING ROOM

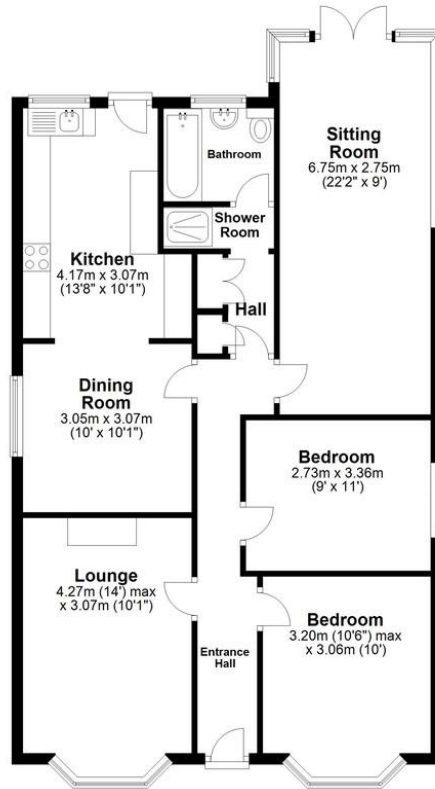
22' 2" x 9' (6.76m x 2.74m) Carpeted flooring, radiator, double glazed windows to rear and side aspect, Double glazed French doors to rear opening onto garden.

DINING ROOM

10' 1" x 10' (3.07m x 3.05m) Laminate flooring, fireplace with electric coal effect fire, double glazed window to side aspect, radiator, archway through to kitchen.



Ground Floor
Approx. 90.5 sq. metres (974.4 sq. feet)



Total area: approx. 90.5 sq. metres (974.4 sq. feet)

KITCHEN

13' 8" x 10' 1" (4.17m x 3.07m) Comprising modern fitted Grey coloured glossy fronted eye level with matching base units, roll edge work tops, 4 ring gas cooker to remain, extractor over, plumbing for washing machine, ceramic sink & drainer with mixer tap, double glazed window and door to rear aspect, space for fridge/freezer, concealed wall mounted Baxi boiler, vinyl floor covering.

REAR HALL

Door from hallway into rear hall with airing cupboard housing hot water cylinder a further 2 door storage cupboard housing water softener, separate shower cubicle, door through to bathroom.

BATHROOM

Comprising low level WC, wash hand basin with cupboards under, bath, half tiled walls, radiator, double glazed window to rear aspect, tiled flooring.

OUTSIDE

Gravel driveway providing ample off road parking to front, area of lawn along with mature trees & shrubs, full length undercover carport to the left of the property leading to rear gardens with a variety of mature trees shrubs and flower borders, substantial rear lawn with pathway leading to trellis archway to secluded garden backing onto sports

ground, good size patio area for entertaining, summer house and good size Shire shed both with power & lighting connected, covered Gazebo area, all enclosed by fencing.

COUNCIL

East Suffolk Council
Council Tax Band (C)

NEAREST SCHOOLS

St John's CEVAP school, St Albans Catholic high school.

SERVICES

We understand all mains services are connected.

Consumer Protection Regulations 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by

inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Playford Road Rushmere St. Andrew IPSWICH IP4 5RJ	Energy rating D	Valid until: 18 February 2034 Certificate number 2130-7812-5040-8100-1991
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**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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