



Rushbury Close, Ipswich, IP4 4RB

Guide Price £200,000 Freehold

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Part of the Your Ipswich Group



# Rushbury Close, Ipswich, IP4 4RB

## SUMMARY

CHAIN FREE - A well presented and maintained, three bedroom attached home with allocated parking located on a desirable close to the favourite North-East of Ipswich, convenient to Northgate High School. The deceptively spacious accommodation is arranged over four levels and briefly comprises; Sheltered entrance, entrance hall and classic style fitted kitchen on the ground level, generous sitting and dining room on the lower ground level, bedroom one and modern bathroom on the first level, and bedrooms two and three on the second level. To the outside there is a lawned frontage, whilst to the rear there is a Westerly facing enclosed garden mainly laid to lawn with dual patios. Further benefits include predominant double glazing, gas fired central heating via a modern boiler, and allocated parking space within the resident's car park. Early viewing is highly recommended.



## SHELTERED ENTRANCE

Cupboard concealing gas and electric meters, double glazed front door to entrance hall.

## ENTRANCE HALL

Radiator, wall mounted central heating control unit, BT Openreach point, wood effect flooring, stairs rising to first level landing, door and stairs descending to sitting and dining room.

## KITCHEN

10' 4" x 7' 2" approx. (3.15m x 2.18m) Double glazed window to front, a classic range of cream shaker style base and eye level fitted cupboard and drawer units, wood effect work surfaces, inset stainless steel sink drainer unit with mixer tap, built-in electric oven and grill, inset gas hob with stainless steel extractor hood over, tiled splash backs, stone effect flooring, spaces for washing machine and fridge-freezer.



## STEPS DOWN TO SITTING & DINING ROOM

14' 7" x 13' 10" approx. (4.44m x 4.22m) Double glazed patio style door to garden, double glazed door to garden, radiator, television point.

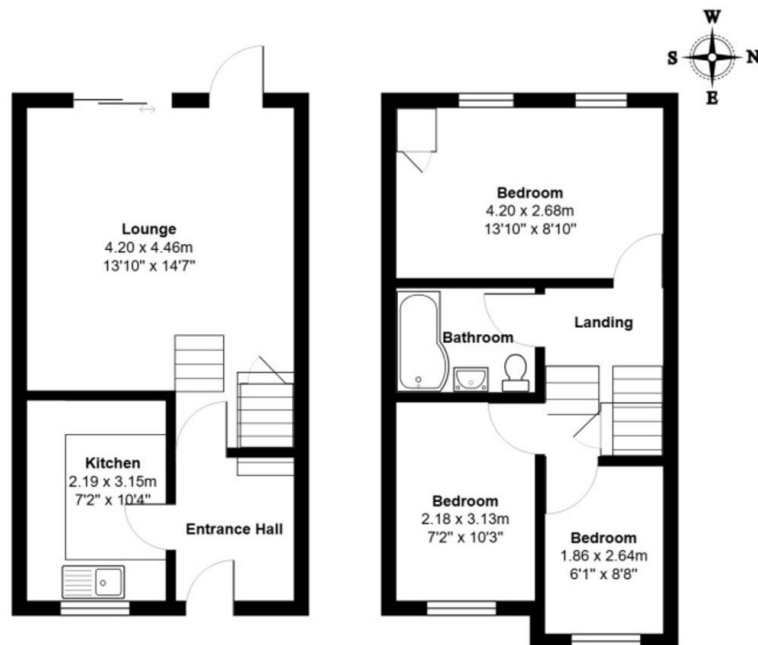
## STAIRS RISING TO FIRST LEVEL LANDING

Loft access, doors to bedroom one and bathroom, stairs rising to second level landing.

## BEDROOM ONE

13' 10" x 8' 10" approx. (4.22m x 2.69m) Two double glazed windows to rear, radiator, television point, cupboard concealing modern wall mounted gas fired boiler.





Total Area: 66.3 m<sup>2</sup> ... 713 ft<sup>2</sup>

#### BATHROOM

Chrome heated towel rail, modern white suite consisting of a shaped shower bath with mixer tap and shower attachment, pedestal hand-wash basin, and low level WC, tiled splash backs, mosaic effect vinyl flooring, extractor fan.

#### STAIRS RISING TO SECOND LEVEL LANDING

Built-in cupboard, doors to bedrooms two and three.

#### BEDROOM TWO

10' 3" x 7' 2" approx. (3.12m x 2.18m) Double glazed window to front, radiator.

#### BEDROOM THREE

8' 7" x 6' approx. (2.62m x 1.83m) Double glazed window to front, radiator.

#### OUTSIDE

The frontage consists of an area laid to mature lawn with a pathway leading to the front door and an external tap. The Westerly facing rear garden is predominantly laid to mature lawn with dual patios, stocked flower beds to sides, a wooden panelled shed, fencing to boundaries and gated pedestrian access to a passageway. The allocated parking space is within the resident's car park at the end of the terrace.

#### IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,753.15 PA (2024-2025).

#### NEAREST SCHOOLS (.GOV ONLINE)

St Johns Primary and Northgate High.

#### BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### AGENTS STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

## DIRECTIONS

Leaving Ipswich town centre and heading in a North-Easterly direction along Woodbridge Road, at the roundabout take the second exit onto Rushmere Road, turn left onto Westbury Road, turn left onto Rushbury Close. The resident's car park and allocated parking space is found on the left-hand side, the property is found further along Rushbury Close on the left-hand side.

## 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.

### Energy performance certificate (EPC)

35 Rushbury Close IPSWICH IP4 4RB	Energy rating	Valid until:	20 November 2034
	<b>C</b>	Certificate number:	9290-1209-0504-7905-1700
Property type	Mid-terrace house		
Total floor area	66 square metres		



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

01473 289333  
[www.your-ipswich.co.uk](http://www.your-ipswich.co.uk)

125 Dale Hall Lane, Ipswich, IP1 4LS  
Email: [sales@your-ipswich.co.uk](mailto:sales@your-ipswich.co.uk)

