Foxhall
Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Playford Road

Rushmere St. Andrew, Ipswich, IP5 1DD

Guide price £245,000

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Front Garden
Off-road parking via a shingle driveway with a pathway leading to the entrance porch. There is also access further down at the end of terrace row which gives you access via a car down a passageway leading to the garage and further parking.

Entrance Porch
Entry via a door facing the front with a double glazed window facing the front and side, cladded walls and a door into the lounge.

Lounge
13'7" x 10'11" (4.14m x 3.33m)
Entry via a UPVC double glazed obscure UPVC door facing the front, wall lights, double glazed window facing the front, radiator, feature open chinmey breast with a tiled base and a door into the kitchen/dining room.

Kitchen / Dining Room
13'6" x 11'1" (4.11m x 3.38m)
Double glazed door facing the rear, access to the stairs, wall and base fitted units with cupboards and drawers, wine shelving, space for an oven, space for a fridge freezer, stainless steel single sink bowl and drainer unit with a mixer tap over, tiled splash-back, feature multi-fuel burner which is inset into the chimney breast on a tiled base which also feeds to a back boiler and the radaitors for the heating, fully tiled flooring and a door into the utility room.

Utility Room
7'10" x 4'0" (2.39m x 1.22m)
Double glazed UPVC door to the side going out into the garden, wall units with cupboards, worksurface, plumbing for a washing machine, space for a tumble dryer, tiled splash-back, tiled flooring, access to the consumer unit and a door into the bathroom.

Bathroom
7'11" x 5'7" (2.41m x 1.70m)
Two double glazed obscure windows facing the rear, stainless steel heated towel rail, corner low-flush W.C., vanity hand wash basin with a mixer tap over, panel bath with hot and cold taps and a separate shower cubicle with glass swing opening doors, fully tiled walls and flooring and an extractor fan.

Landing
Access to the loft, doors to bedrooms one and two and a double glazed window facing the rear.

Bedroom One
13'7" x 11'1" (4.14m x 3.38m)
Double glazed window facing the front which gives you beautiful views of the fields in front of the property, feature fireplace and a radiator.

Bedroom Two
11'4" x 8'11" (3.45m x 2.72m)
Double glazed window facing the rear giving you beautiful views of the garden and the fields surrounding the property, double built-in wardrobe, over the stairs storage cupboard and a radiator.

Rear Garden
Fully enclosed north westerly facing rear garden with right of way terrace access, fully enclosed by panel fencing, access to a shed, completely un-overlooked with a beautiful view at the end of the garden with the terrace rows being surrounded by fields.

Further Parking
With a short walk from the property through the pedestrian shared passageway gives you access to further parking for six cars comfortably and access to a garage. Access to the parking and the garage is right of way access.

Garage

The garage has a manual up and over door with a door to the side accessing the parking area.

Agents Notes

Tenure - Freehold
Council Tax Band - B

















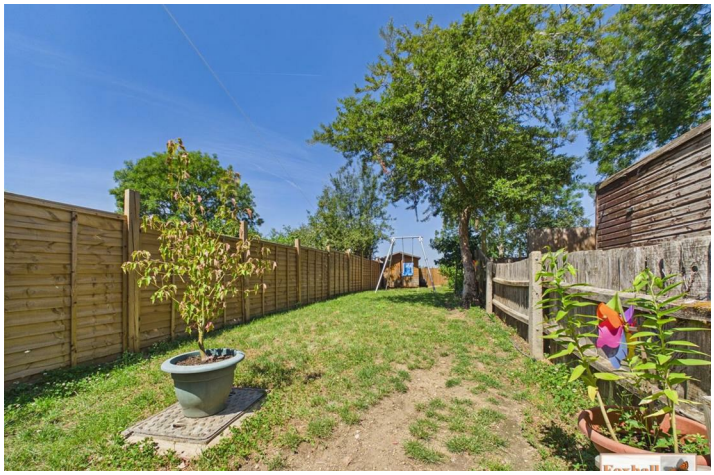



















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Road Map



Hybrid Map



Terrain Map



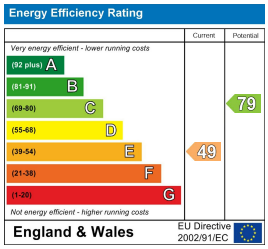
Floor Plan

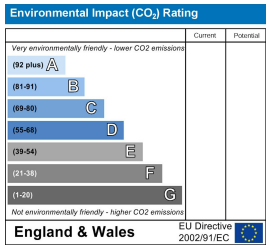


Viewing

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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