Foxhall

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Heathlands Park, Foxhall Road

Rushmere St. Andrew, Ipswich, IP4 5SZ

Asking price £70,000

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Entrance Hallway

Entrance door to entrance hall, cupboards with mirrored fronted sliding doors two of which are store cupboards the third houses the Vaillant boiler, further storage cupboards with sliding doors and doors to :-

Lounge

18'0" x 10'6" (5.49m x 3.20m)

Double glazed window to front and side, coved ceiling, Adam style fire surround, two radiators and archway through to the dining area.

Dining Area

9'4" x 8'9" (2.84m x 2.67m)

Double glazed window to front, radiator, coved ceiling and a serving hatch to kitchen.

Kitchen

11'0" x 8'9" (3.35m x 2.67m)

Well fitted comprising 1 1/4 bowl single drainer stainless steel sink unit with a mixer tap, with cupboards under, good range or roll-top worksurfaces with cupboards, drawers under and wth mounted cupboards over, upright housing oven (not tested) with hob to side (not tested) and extractor above (not tested), double glazed window to side and door to utility room.

Utility Room

4'9" x 4'5" (1.45m x 1.35m)

Shelving, worksurface with appliance space under and double glazed door to outside.

Bedroom One

10'5" x 9'9" (3.18m x 2.97m)

Double glazed window to side, fitted wardrobes with sliding doors, radiator and door to en-suite.

En-Suite

6'7" x 4'9" (2.01m x 1.45m)

Shower with a folding door, pedestal wash hand basin with a mixer tap, low-level W.C., radiator and an obscure double glazed window to side.

Bedroom Two

10'5" x 7'7" (3.18m x 2.31m)

Double glazed window to side, radiator, fitted wardrobe with sliding doors and drawers to side with cupboards over.

Bathroom

8'3" x 5'6" (2.51m x 1.68m)

Panel bath, low-level W.C., pedestal wash hand basin with a mixer tap, radiator and an obscure double glazed window to side.

Outside

As previously mentioned the property enjoys a lovely position within the development and enjoys a slightly larger than average gardens which are mainly enclosed by fencing. Disability ramp up to the utility area.

Agents Notes

Tenure - Freehold

Council Tax Band - A

This site is for over 65's only

Service charge £265.74 (double) £258.21 (single) per month which covers maintenance and facilities on the site.

Water is billed quarterly from the site

Electricity is metered and paid through the site benefit from the bulk discount

Please note we understand from the site office the purchaser will be required to pay 10% of the sale price to the site office and the remaining 90% will go to the seller.

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Road Map

Hybrid Map

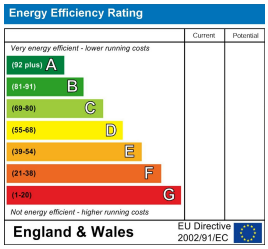
Terrain Map

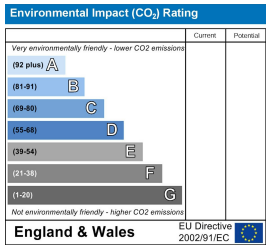
Floor Plan

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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