



Foxhall Road, Ipswich,
£135,000

2 1 1 1

CHAIN FREE: A truly lovely well presented two bedroom park home located on this favoured secure site just off the Foxhall Road (IP4) close to local parade of shops and hospital.

- **CHAIN FREE**
- **TWO BEDROOMS**
- **FITTED KITCHEN/DINER**
- **LIVING ROOM**
- **GAS TO RADIATOR HEATING**
- **OVER 65'S DEVELOPMENT**
- **DOUBLE GLAZING**
- **SECURE SITE**
- **FITTED WARDROBES BEDROOM TWO**
- **PARK HOME**

PROPERTY:

CHAIN FREE: A truly well presented TWO BEDROOM PARK HOME located on the popular Heathlands Park retirement development in the Rushmere St Andrew area of Ipswich. The residence is available for over 65's and benefits from gas heating via radiators and double glazed windows. In the valuer's opinion this is a well presented property in a popular location and early viewing is advised. The accommodation comprises:- entrance hallway, living room, well fitted kitchen/diner, two bedrooms (one with fitted wardrobes) and a bathroom/WC. Outside there are front and rear gardens and to both sides.

LOCATION:

The park home is located in Heathlands Park in the desirable IP4 area close to Rushmere golf course, within walking distance to all other amenities including Ipswich hospital and local bus routes in and out of town.

The residence also provides easy access on to the main arterial routes in and out of Ipswich including the A12 and the A14, also surrounding areas such as Kesgrave, Martlesham, Woodbridge and Felixstowe.

The pharmacy and food shop are walking distance along with Brokehall shopping precinct.





ENTRANCE LOBBY:

4'7 x 2'9 (1.40m x 0.84m)

Double glazed entrance door to :- entrance lobby with coved and smooth ceiling, radiator and decoratively frosted door to open plan entrance hall and living room.

LIVING ROOM:

23'9 x 10.4 (7.24m x 3.05m, 1.22m)

Coved and smooth ceiling, double glazed bow window to front elevation, double glazed window to side elevation, two radiators, display shelving around tv area and open to kitchen/diner.

KITCHEN/DINER:

18'0 x 9'4 (5.49m x 2.84m)

Coved and smooth ceiling, recessed lighting, double glazed bow window to front elevation, double glazed window to side elevation, double glazed door to side, radiator, textured single drainer sink unit, with cupboards under, a range of floor standing cupboards, drawers and units with matching wall mounted cupboards, space for automatic washing machine, stainless steel filter hood over four ring hob, inset electric oven into tall standing storage unit, further tall standing unit and integrated fridge/freezer.



**BATHROOM:**

9'5 red 6'5 x 5'4 (2.87m red 1.96m x 1.63m)
Smooth ceiling, recessed lighting, extractor fan, double glazed frosted window to side elevation, radiator, wash hand basin with vanity cupboard under, low level WC and wet room shower floor with shower unit.

BEDROOM 1:

11'8 9'5 (3.56m 2.87m)
Coved and smooth ceiling, radiator and double glazed window to rear elevation.

BEDROOM 2:

110 x 7'9 to fwc (33.53m x 2.36m to fwc)
Coved and smooth ceiling, radiator, double glazed window to rear elevation and wall to wall fitted wardrobe cupboards with mirrored sliding doors.

FRONT AREA:

stone /shingle areas with paved pathways and access to decked ramps to both external doors.

SIDE AREA:

Stone/shingle area with access to rear.

REAR AREA:

Paved patio and stone/shingle areas.

AGENTS NOTE:

SECTION 21:

AGENTS NOTES:

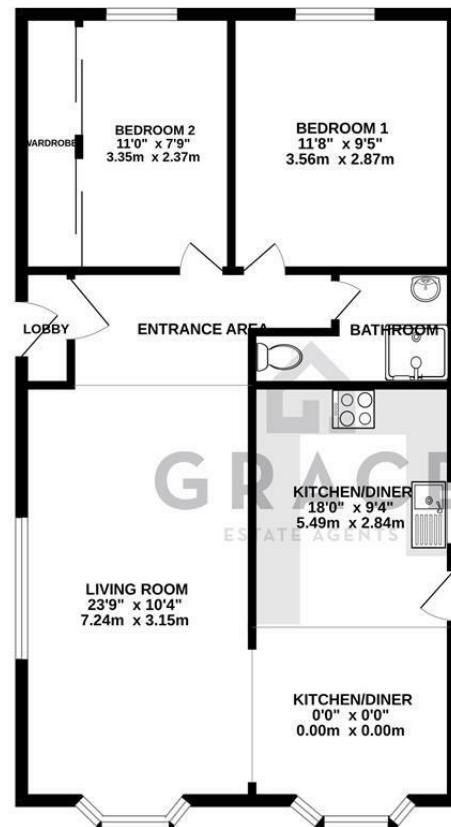
SECTION 21 :

WE WISH TO INFORM ANY INTERESTED PARTY THAT THIS PROPERTY IS BEING SOLD BY A CLIENT THAT IS RELATED TO A MEMBER OF STAFF GRACE ESTAE AGENTS:

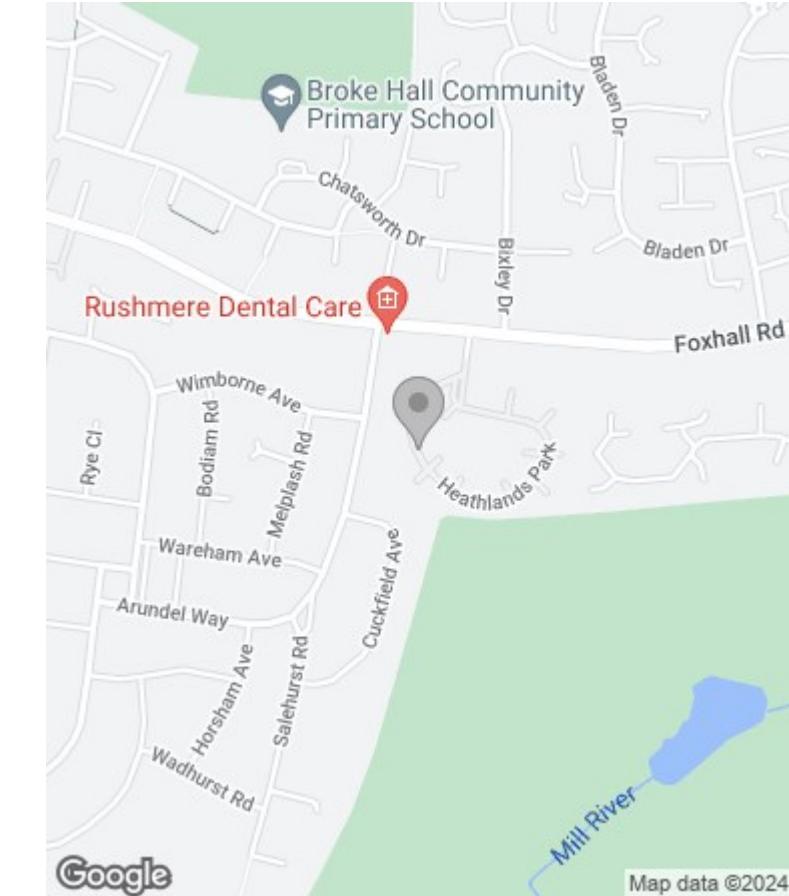




GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Viewing

Please contact our Grace Estate Agents Office on 01473 747728

if you wish to arrange a viewing appointment for this property or require further information.

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