



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



## 164 Rushmere Road

Ipswich, IP4 3LE

**Guide price £500,000**



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## Description

An impressive detached family house believed to have been built in 1925, requiring complete modernisation and renovation. Located to the north east of Ipswich. The property offers excellent versatile, ground floor accommodation whilst offering potential to extend the first floor. The property sits centrally in its own gardens that extend to a third of an acre.

## Location

The property is close to the centre of Rushmere St Andrew village and some attractive countryside walks, yet within a short drive of Ipswich's town centre or the quaint market town of Woodbridge. Both towns offer a variety of recreational amenities including sailing on the Deben or the Orwell, golfing at Woodbridge and Purdis golf clubs a number of sports clubs. The property also falls in the highly sought after Northgate catchment area and a short drive to Ipswich's mainline railway station direct line to London's Liverpool Street.

## Reception Hall

23'6 x 4'2min (7.16m x 1.27mmin)

Stairs to first floor and understairs cupboard, built in airing cupboard.

## Cloakroom

4'11 x 3'10 (1.50m x 1.17m)

Window to front, low level wc

## Study

12'11 x 11 (3.94m x 3.35m)

Windows to front, cupboard under stairs, radiator.

## Drawing Room

23'10 x 12'11 (7.26m x 3.94m)

Windows to rear and side, Stone fireplace, door to garden room and radiator.

## Dining Room

13'6 x 12'5 (4.11m x 3.78m)

Window to rear and French doors to garden room, two radiators and wall mounted electric heater.

## Garden Room

13'10 x 7'6 (4.22m x 2.29m)

Windows to rear and door to garden.

## Kitchen

13'11 x 9'4 (4.24m x 2.84m)

Window to side, fitted units incorporating stainless sink unit and double drainer, adjacent work tops with cupboards and drawers under, range of eye level units, Fireplace with range cooker. Oil fired boiler. Larder cupboard and radiator.

## Bedroom One

13 x 12'11 (3.96m x 3.94m)

Window to rear and side, door to garden, wall mounted wash hand basin, built in cupboard and two radiators.

### Bathroom

5'11 x 5'1 (1.80m x 1.55m)

Window to front, panelled bath, wall mounted wash hand basin.

### First floor landing

Access to loft, window to side and radiator.

### Bedroom Two

16 x 12'11 (4.88m x 3.94m)

Window to rear and side, crofted ceiling, radiator.

### Bedroom Three

12'11 x 11 (3.94m x 3.35m)

Leaded light to front, wall mounted wash basin, eaves cupboard, crofted ceiling and radiator.

### Attic Room

18'8 x 6'1 (5.69m x 1.85m)

### Outside and Gardens

The property is situated towards the centre of its own established gardens that are approaching a third of an acre. The front driveway has parking for a number of cars and leads up to an attached twin garages (14'11 x 9'1 and 19'7 x 12'7max).

The second garage roof and its structure has collapsed. The front garden has been hard landscaped with numerous shrubs and paving enclosed by established borders and hedging. The rear garden has a paved patio to immediate rear and laid to lawn beyond with a variety of mature trees and shrubs enclosed by established hedging and a timber fence. The gardens are in need of attention. Outside wc and two store rooms.

### Agents note

We understand mains drainage, electricity, gas and water are connected to the property and oil fired boiler, not tested.

Tenure: Freehold

EPC: Band

Council Tax: Band F

Council: Ipswich Borough Council.

Due to the structure and condition of the property children are NOT allowed on viewings, for health and safety reasons.



## Road Map



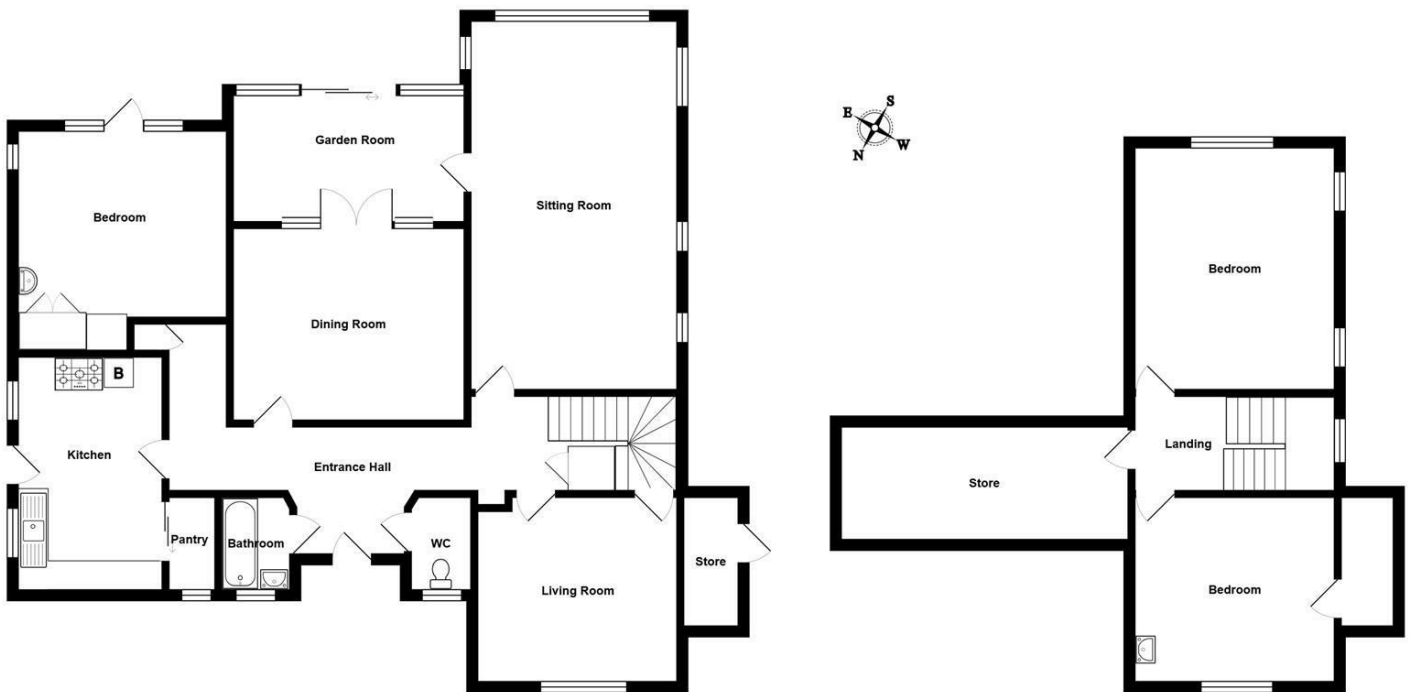
## Hybrid Map



## Terrain Map



## Floor Plan



Total Area: 197.2 m<sup>2</sup> ... 2123 ft<sup>2</sup>

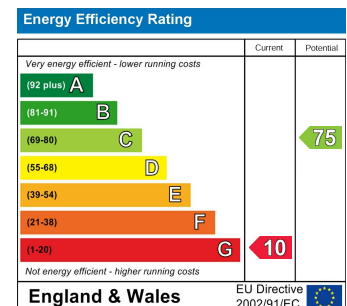
All measurements are approximate and for display purposes only

## Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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