

## lot 9

address:  
132 Rushmere Road,  
Ipswich IP4 4JX

\*guide price:  
**£250,000 plus**

tenure:  
Freehold

open viewing:  
Thu 19 Nov 09:30 - 10:30  
Sat 21 Nov 09:30 - 10:30  
Mon 23 Nov 15:00 - 16:00

solicitor:  
Mrs Kim Caley  
Blocks Solicitors  
2-6 Arcade Street  
Ipswich  
IP1 1EL

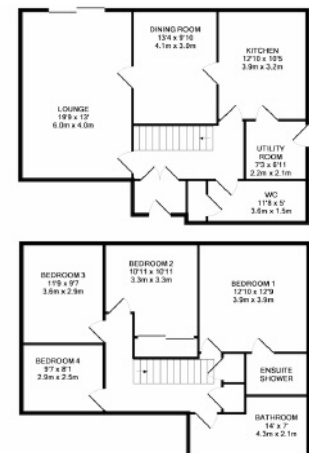
EPC: TBC



## 4 bed family home, sought-after location... modernisation required

A very well-proportioned 1970s-built 4 bed detached family home in one of the most desirable locations in Ipswich. Good schools and local facilities are nearby plus transport links to the town centre.

The accommodation currently comprises: 2 receptions rooms, kitchen, utility and cloakroom on the ground floor with 4 bedrooms, ensuite shower and family bathroom on the first. Benefits include gas fired central heating (n/t), uPVC replacement double glazing and offers huge potential for refurbishment and modernisation. The property also enjoys a good-sized plot and detached double garage.



\* for definition, please refer to  
"auction notes" on page 3

