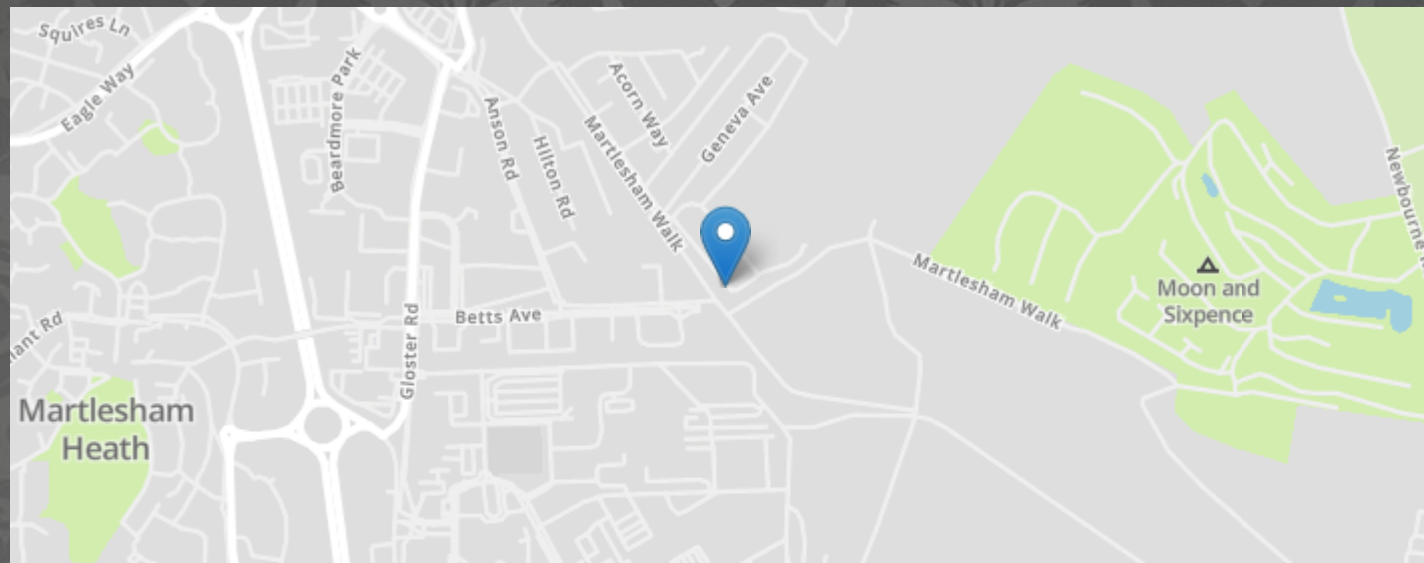


Milano Avenue, Martlesham Heath, Martlesham



- BEAUTIFULLY PRESENTED ACCOMMODATION
- OPEN-PLAN KITCHEN/DINING ROOM
- DRESSING ROOM AND EN-SUITE TO BEDROOM ONE
- PRIVATE GARDEN AND PARKING
- EASY ACCESS TO A12/A14
- TWO BEDROOM PARK HOME WITH WHEELCHAIR ACCESSIBILITY
- SITTING ROOM WITH AN ABUNDANCE OF NATURAL LIGHT
- FAMILY BATHROOM
- CLOSE TO LOCAL SHOPS, AMENITIES AND BUS ROUTE

MARKS & MANN

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MARKS & MANN

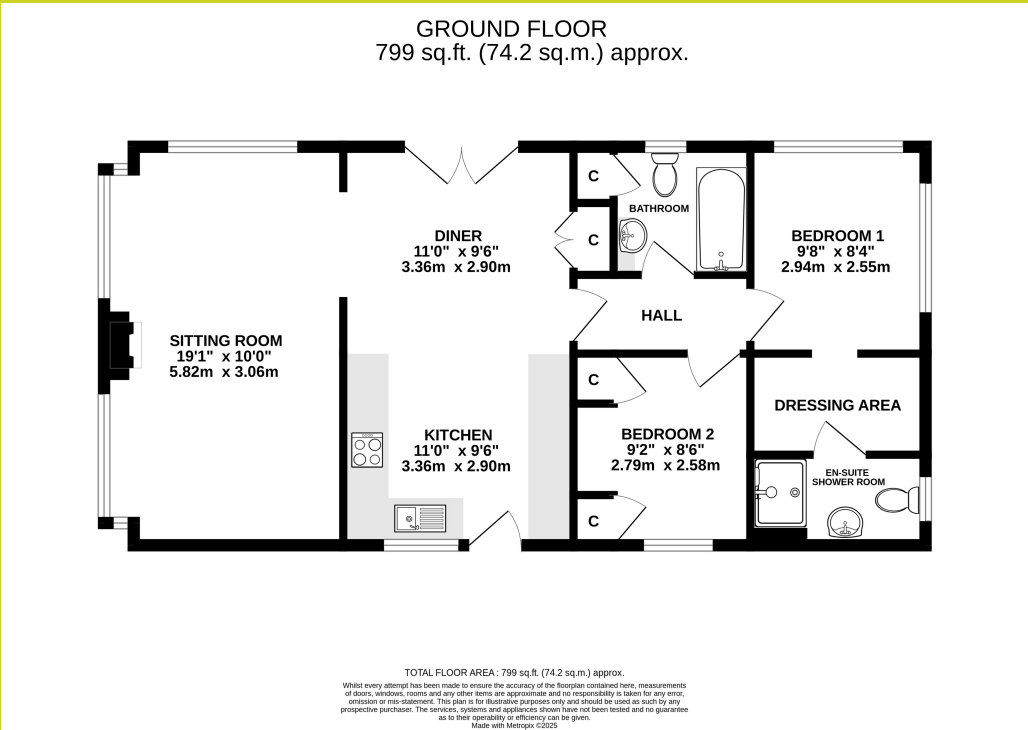


Milano Avenue, Martlesham Heath, Martlesham

Located on FALCON PARK, available for the over 45s, is this BEAUTIFULLY PRESENTED TWO BEDROOM PARK HOME with private GARDEN and PARKING. Accommodation comprises sitting room, OPEN-PLAN kitchen/dining room, two bedrooms, with a DRESSING ROOM and EN-SUITE to bedroom one, and family bathroom. The property has the added benefit of being WHEELCHAIR ACCESSIBILITY and an 'in person' viewing is advised to appreciate the QUALITY of ACCOMMODATION on offer.

£195,000

Milano Avenue, Martlesham Heath, Martlesham		
Entrance door Full height glass doors and apex into:	Family bathroom Window to side, storage cupboard, panel enclosed bath with shower over, hand wash basin and WC.	Disclaimer In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.
Dining area 3.36m x 2.90m (11' 0" x 9' 6") Space for a family dining table, double storage cupboard, internal door to the inner hallway and opening through to the sitting room and:	Outside The front of the property has a artificial lawned area, with access to both sides of the property, one with wheelchair accessibility to the kitchen and the other with steps to the main entrance. There is a driveway to the side, providing off road parking, with a path leading to the rear garden, which has a decorative patio area, with the remainder mainly laid to lawn, enclosed by wooden fencing.	Anti-Money Laundering Regulations Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
Kitchen area 3.36m x 2.90m (11' 0" x 9' 6") Window and door to side, with wheelchair accessibility. Range of matching base and eye level units with worktops over, sink, built-in oven with hob and extractor over, integrated appliances including a fridge/freezer and washing machine.	Important information Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band A. EPC rating - exempt. Site fees are £209.27 per month and are reviewed annually. Our ref: SM/elr.	
Sitting room 5.82m x 3.06m (19' 1" x 10' 0") Dual aspect room with two large windows to rear, overlooking the garden, and large window to side, providing an abundance of natural light, feature fireplace & air conditioning. Space for comfy seating/sofas.	Location Martlesham Heath is a fantastic development between the towns of Ipswich and Woodbridge. The village has many amenities, including a doctors, pharmacy, butchers, bakery, Morrisons Daily, church, public house, primary school and a village green with pavilion. In addition, there is an aviation museum, as well as Martlesham Retail Park with Tesco Extra, Next, M&S Food Hall, DIY stores, and other outlets.	
Inner hall Doors to both bedrooms and the family bathroom.		
Bedroom one 2.94m x 2.55m (9' 8" x 8' 4") Dual aspect room with window to front and side, opening through to:		
Dressing room Fitted shelving and clothes rail, door to:	Directions Using a SatNav, please use IP5 3RN as the point of destination.	
En-suite shower room Window to front, shower cubicle, hand wash basin and WC.		
Bedroom two 2.79m x 2.58m (9' 2" x 8' 6") Window to side, fitted wardrobes and storage over.		



The above floor plans are not to scale and are shown for indication purposes only.