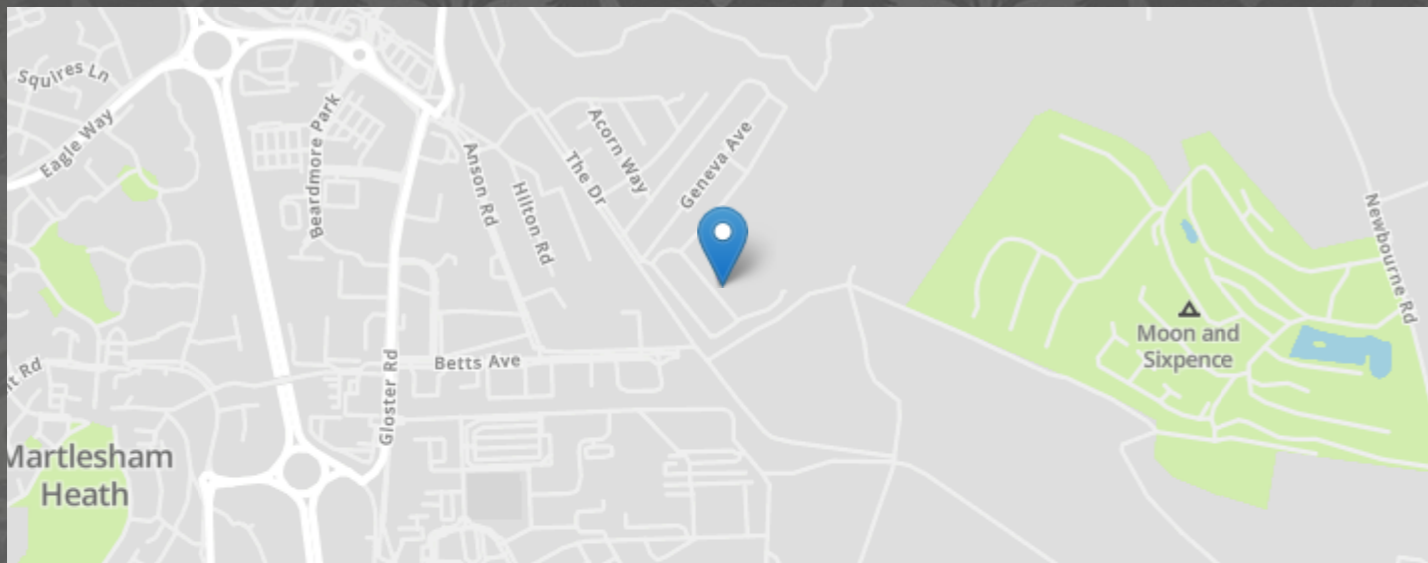


Roma Avenue, Martlesham Heath, Ipswich



- NO ONWARD CHAIN
- LOUNGE/DINER
- OFF ROAD PARKING FOR TWO CARS
- CLOSE TO LOCAL SHOPS AND AMENITIES

- TWO BED PARK HOME ON FALCON PARK, MARTLESHAM
- GAS CENTRAL HEATING & DOUBLE GLAZED THROUGHOUT
- LARGE REAR GARDEN
- OVER 45'S ONLY

MARKS & MANN



Roma Avenue, Martlesham Heath, Ipswich

Offered for sale with NO ONWARD CHAIN, on Falcon Park in Martlesham Heath, is this fantastic DETACHED TWO BEDROOM PARK HOME with a LARGE rear GARDEN and off road PARKING. Accommodation comprises OPEN-PLAN sitting/dining area, kitchen, lobby, two bedrooms and bathroom.

MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

£220,000

Roma Avenue, Martlesham Heath, Ipswich

Entrance hall

Doors to:

Living area

6.05m x 3.27m (19' 10" x 10' 9") Dual aspect room windows to front and side, open through to:

Dining area

3.09m x 2.12m (10' 2" x 6' 11") Window to side. Door with side panel to rear leading into garden.

Kitchen

4.20m x 2.51m (13' 9" x 8' 3") Window to rear, range of matching base and eye level units with worktops over, freestanding oven with extractor over, space for a fridge/freezer and space and plumbing for a washing machine. Door to:

Lobby

2.25m x 1.11m (7' 5" x 3' 8") Two windows to side. Door leading into garden.

Bedroom One

3.24m x 2.84m (10' 8" x 9' 4") Dual aspect room with windows to front and side, built in wardrobes.

Bedroom Two

2.88m x 2.14m (9' 5" x 7' 0") Window to side, built in wardrobes.

Bathroom

2.26m x 1.65m (7' 5" x 5' 5") Window to rear, bath with electric shower over, hand wash basin with storage cupboard below and WC.

Outside

The front of the has been laid to shingle with a pathway and steps leading up to the front door. There is an area that is block paved providing off road parking for two vehicles to the side of the property. Side access to the rear garden.

To the rear is a large north east facing garden with a patio area to the immediate rear of the property with the remainder mainly laid to lawn with plant & shrub borders, raised fish pond, enclosed by wooden fencing. The various sheds are to remain.



Important information

Tenure - Leasehold.
Services - we understand that oil, electricity, water and drainage are connected to the property.
Council tax band A.
Exempt from EPC.
Our ref: SM

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.

The popular market town of Woodbridge is within easy reach, which sits along the River Deben, with an array of local and national shops, boutiques, restaurants and bars. For the commuter, the A12/A14 are both within easy reach, as is the mainline train station at Ipswich, with a direct link to London Liverpool Street.

Directions

Using a SatNav, please use IP5 3RP as the pint of destination.

Disclaimer

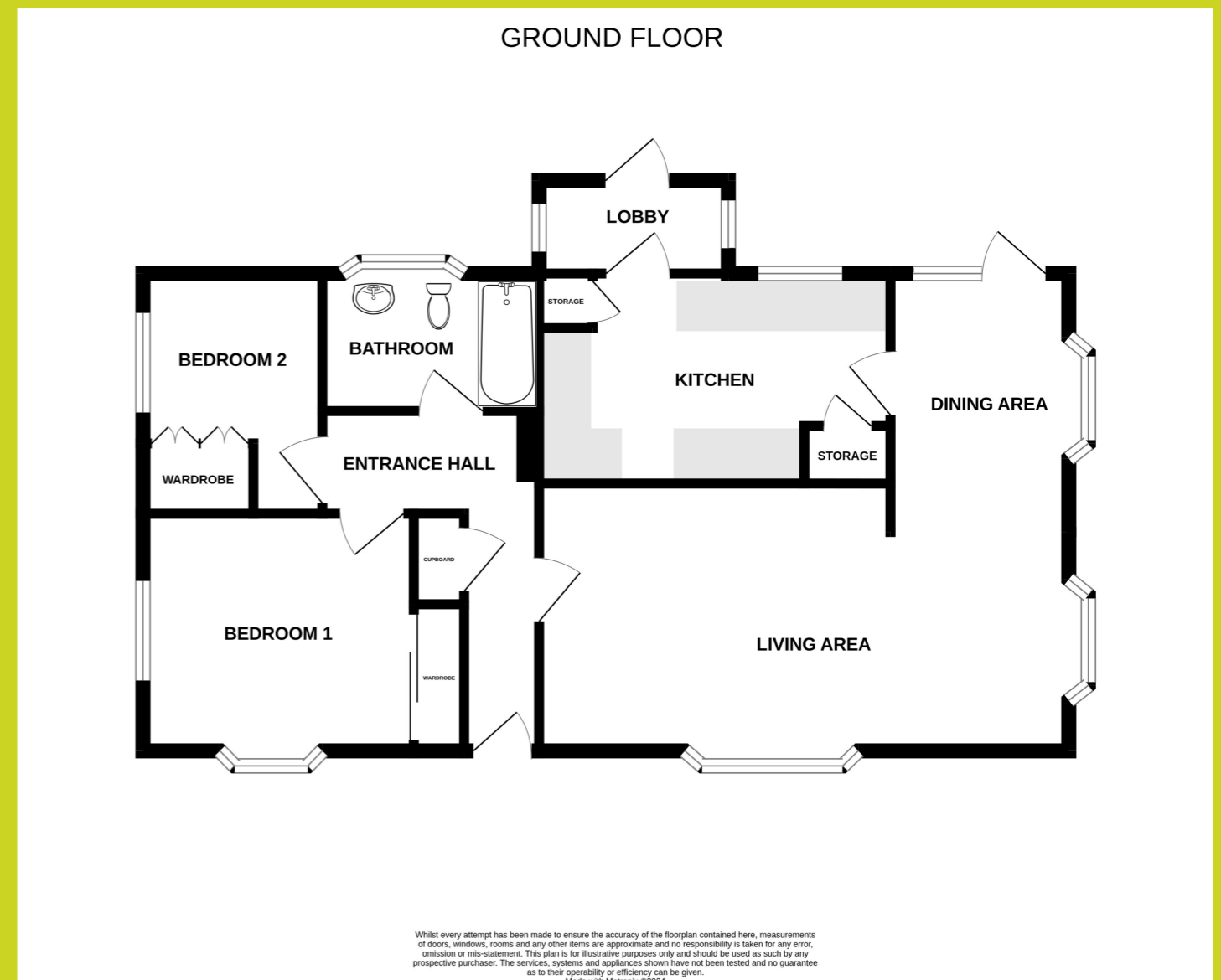
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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.

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.

Roma Avenue, Martlesham Heath, Ipswich



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