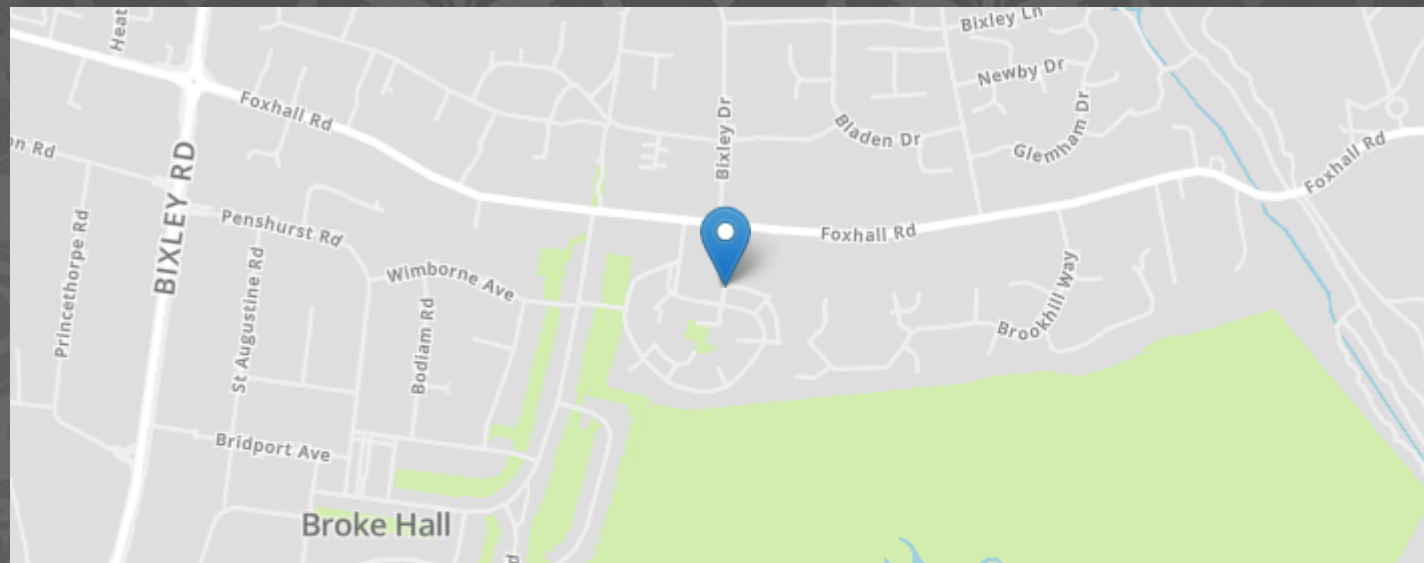


**Foxhall road, Ipswich,**



- OVER 65S
- ONE OWNER FROM NEW
- WELL PRESENTED
- OFFICE
- UTILITY
- PARK HOME
- WELL KEPT
- DOUBLE GLAZING
- EN SUITE
- CLOSE TO AMENITIES

**MARKS & MANN**

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

01473 396 296

contactipswich@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**MARKS & MANN**



**Foxhall road, Ipswich,**

We are delighted to be marketing this exceptionally well kept and well presented detached park home. Situated on the popular Heathlands park home site the property is close to amenities and bus routes.

Internally the property benefits from, the entrance hall, living room/diner, kitchen, utility, bedroom one which features a walk-in wardrobe and en-suite, bedroom two with fitted wardrobes, office room with fitted desk unit and the bathroom. Externally the property benefits from allocated parking, wrap around lawn space, patio/path and a storage shed.

The property is being sold with no forward chain and some of the furniture can be left (subject to negotiations)

Call now to register your interest and arrange a private first hand viewing.

Please note: The residence is available for over 65's and Pets are not permitted at the property.

**£270,000 Offers in Region of**



Foxhall road, Ipswich,

Entrance hall

Storage cupboard X3, ceiling spotlights, front door.

Living room

5.76m x 5.35m (18' 11" x 17' 7")  
Double glazed window to front aspect x2, double glazed window to side aspect, radiator X2, ceiling spotlights.

Kitchen

2.39m x 3.67m (7' 10" x 12' 0")  
Hob, extractor, integrated oven, integrated dish washer, ceiling spotlights, integrated fridge freeze,r double glazed window to side aspect, built in microwave.

Utility

2.78m x 1.56m (9' 1" x 5' 1")  
Door to side aspect, boiler housing, radiator, ceiling spotlights.

Bedroom one

2.78m x 3.51m (9' 1" x 11' 6")  
Double glazed window to side aspect, ceiling spotlights, walk in wardrobe, radiator.

En-suite

Shower cubicle, radiator, low level WC, hand wash basin, double glazed window to rear aspect, ceiling spotlights.

Bedroom two

2.80m x 2.80m (9' 2" x 9' 2")  
Fitted wardrobes, double glazed window to side aspect, radiator, ceiling spotlights.

Office

1.79m x 1.55m (5' 10" x 5' 1")  
Double glazed window to side aspect, radiator, fitted desk unit, ceiling spotlights.

Bathroom

Bath, radiator, low level WC, hand wash basin, ceiling spotlights.

Outside

One allocated parking space, lawn area, patio, 8' x 6' storage shed.

Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

Directions

Tenure - Freehold.  
Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band A.  
EPC rating: TBC

Important information

Using a SatNav, please use IP4 5TG as the point of destination.

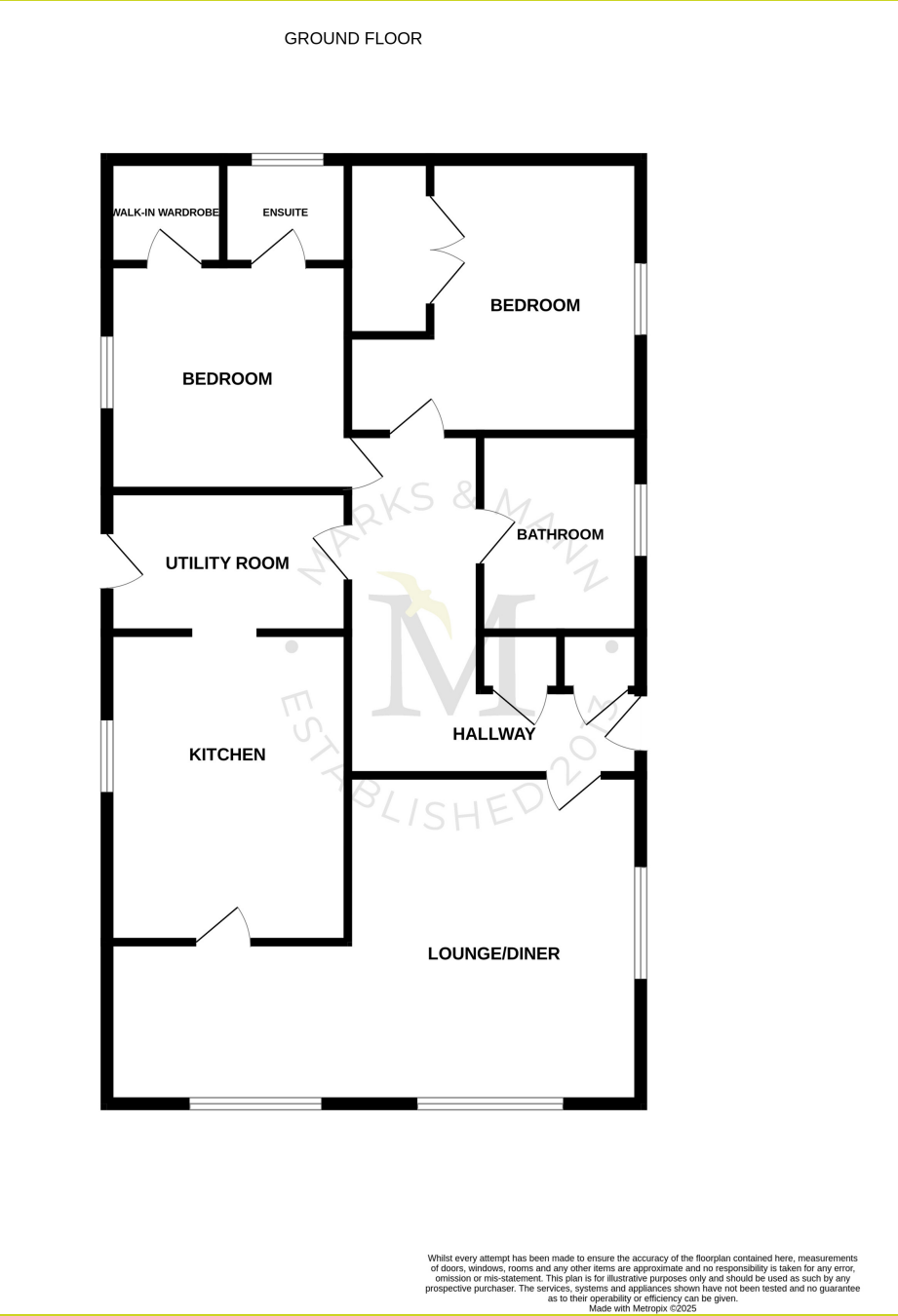
Disclaimer

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.

Council Tax Band  
At the time of writing the council tax band for this property is band A.

Foxhall road, Ipswich,



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

