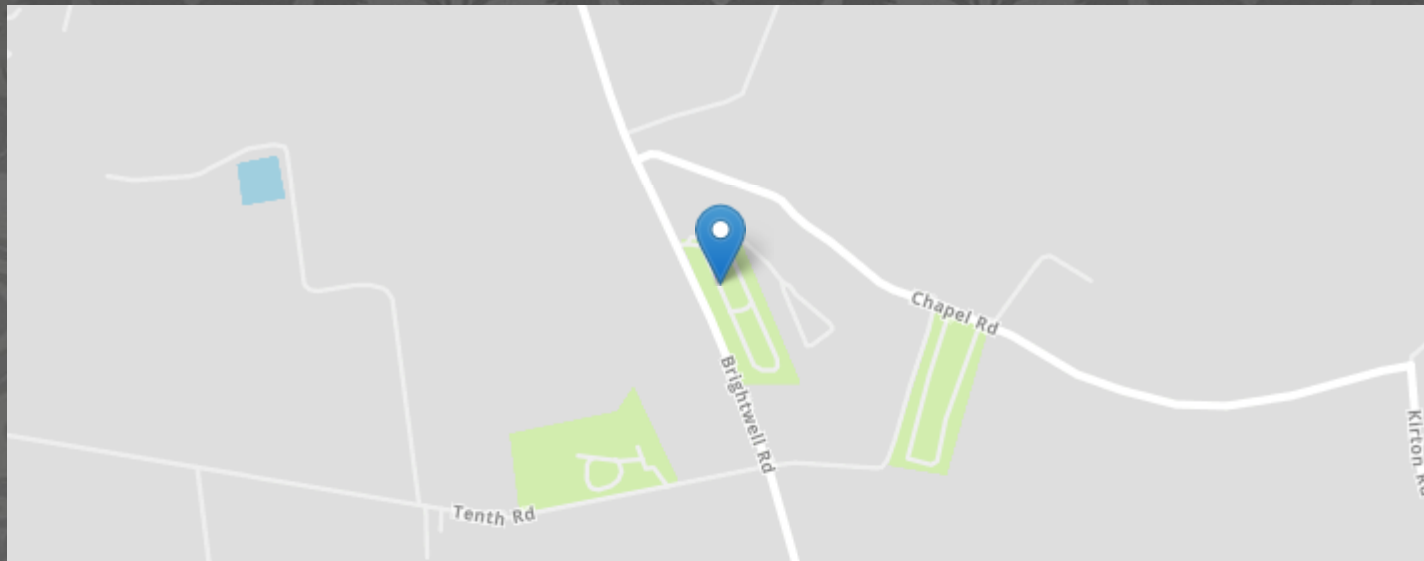


The Heath, Old Felixstowe Road, Bucklesham, Ipswich



- TWO BED HOLIDAY LODGE FOR THE OVER 50S
- UTILITY ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- DECKING AREA AND GOOD SIZED GARDEN
- BUCKLESHAM VILLAGE
- OPEN-PLAN KITCHEN/DINING ROOM
- SEPARATE SITTING ROOM
- FAMILY BATHROOM
- OFF ROAD PARKING

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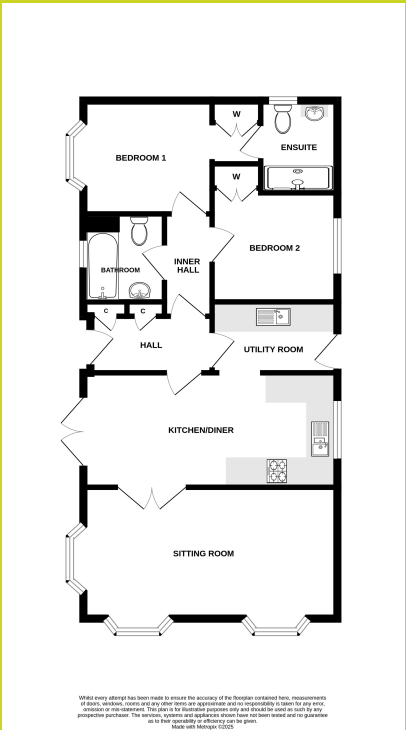
BEAUTIFULLY PRESENTED TWO BEDROOM HOLIDAY LODGE with PRIVATE rear GARDEN and PARKING, located in popular BUCKLESHAM VILLAGE, for the OVER 50s. Accommodation comprises entrance hall, OPEN-PLAN kitchen/dining room, UTILITY ROOM, separate SITTING ROOM, two bedrooms, with an EN-SUITE to bedroom one, and a family bathroom. An internal viewing is highly advised to appreciate the QUALITY of accommodation this lodge has to offer.

£170,000

The Heath, Old Felixstowe Road, Bucklesham, Ipswich	
Entrance hall Two storage cupboards, door to inner hall and doors to the kitchen/dining room and utility room. Kitchen/dining room 5.77m x 2.53m (18' 11" x 8' 4") Dual aspect room with window to side, double doors to the sitting room and French doors giving access to the decking. Space for a family dining table and 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 dishwasher. Opening through to: Utility room 2.78m x 1.57m (9' 1" x 5' 2") Internal door back to the entrance hall and external door to the garden. Range of matching base and eye level units with worktops over, sink and integrated appliances, including a washing machine and tumble dryer. Sitting room 5.63m x 2.90m (18' 6" x 9' 6") Dual aspect room with two bay windows to front and one to the side, providing an abundance of natural light, feature fireplace and space for a comfy sofa/seating area. Inner hall Doors to both bedrooms and the family bathroom. Bedroom one 2.81m x 2.70m (9' 3" x 8' 10") Bay window to side, door to: En-suite shower room 2.04m x 1.61m (6' 8" x 5' 3") Window to rear, walk-in shower, hand wash basin and WC. Bedroom two 2.78m x 2.41m (9' 1" x 7' 11") Window to side.	Family bathroom 1.95m x 1.79m (6' 5" x 5' 10") Window to side, panel enclosed bath with shower over, hand wash basin and WC. Outside The front of the property has a low maintenance decorative stone area with shrubs, with a large block paved driveway providing off road parking for multiple vehicles. A raised deck leads wraps around the property providing access to the front door and French doors to the kitchen/dining room, as well as space for a seating area. A path leads to a patio area, ideal for outdoor entertaining and alfresco dining, and the good sized rear garden, which has been mainly laid to lawn with shrub borders, enclosed by wooden fencing. There is a shed, which we understand is to remain, and the property backs onto woodlands giving fantastic privacy. Important information Tenure - Leasehold Lease term: 99 years remaining as at 21/10/25. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Service charge - the vendors are currently pay £223 per calendar month which includes the ground rent, domestic waste disposal and sewage removal, with a further monthly payment of £20 per calendar month for the internet. This service charge is reviewed and increased annually (usually at inflation levels), in January. Electric and water usage are invoiced from meter readings taken every quarter by the site and the mains gas is invoiced direct via Calor Gas. Age restriction for the over 55s only. Council tax band n/a. EPC rating exempt. Our ref: SM/elr. Agents note Please note this property can be occupied all year round, however, it cannot be your only place of residence.



The Heath, Old Felixstowe Road, Bucklesham, Ipswich	
Location Bucklesham is a delightful village close to the popular market town of Woodbridge, Felixstowe and Ipswich, Suffolk's county town. The village benefits from a church, village hall, primary school and public house. For the commuter the A12/A14 are within easy reach and a mainline train station can be found at Ipswich, with a direct link to London Liverpool Street. Directions Using a SatNav, please use IP10 0BW as the point of destination.	Disclaimer 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. 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.



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