



Palmer & Partners



Heathlands Park, Foxhall Road,
Rushmere St. Andrew, Ipswich, IP4 5SZ
Offers In Excess Of £100,000

Palmer & Partners

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- Freehold
- No Onward Chain
- Park Home
- Two Double Bedrooms
- Two Reception Areas
- Communal Parking
- Wraparound Gardens
- No Pets Allowed



* Freehold *

This two-bedroom park home is situated in a sought-after gated development just off Foxhall Road, close to Ipswich Hospital, and is exclusively for OVER 65's. The park home is being sold with no onward chain and comes with communal parking and low-maintenance gardens that wrap around the home. NO PETS are allowed, and the pitch fee is £265.74 per month. The accommodation comprises entrance hall, bathroom, two

double bedrooms, kitchen / breakfast room, and a lounge which opens through to the dining room.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station with a journey time of approximately 1hr 15mins. The vibrant waterfront has undergone an extensive rebuilding and

gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.



Entrance Hall: Coat cupboard, radiator, and doors to:

Bathroom: A three-piece suite comprising bath with shower over, low-level WC and pedestal hand wash basin; with tiled splashbacks, radiator, and opaque window to the side aspect.

Bedroom One: 10'11" x 9'2" (3.33m x 2.8m) Window to the rear aspect, radiator, and built-in wardrobes.

Bedroom Two: 9'10" x 9'10" (3m x 3m) Window to the rear aspect, radiator, and built-in bedroom furniture.

Kitchen / Breakfast Room: 13'8" x 8'3" (4.17m x 2.51m) Fitted with a range of matching eye and base level units with roll edge work surfaces, sink and drainer, space for appliances, built-in extractor hood, cupboard housing the boiler, windows to the front and side aspects, and door opening out to the side.

Lounge: 11'6" x 9'2" (3.5m x 2.8m) Windows to the front and side aspects, radiator, electric fire with feature surround, and archway through to:

Dining Room: 9'2" x 8'5" (2.8m x 2.57m) Window to the side aspect and radiator.

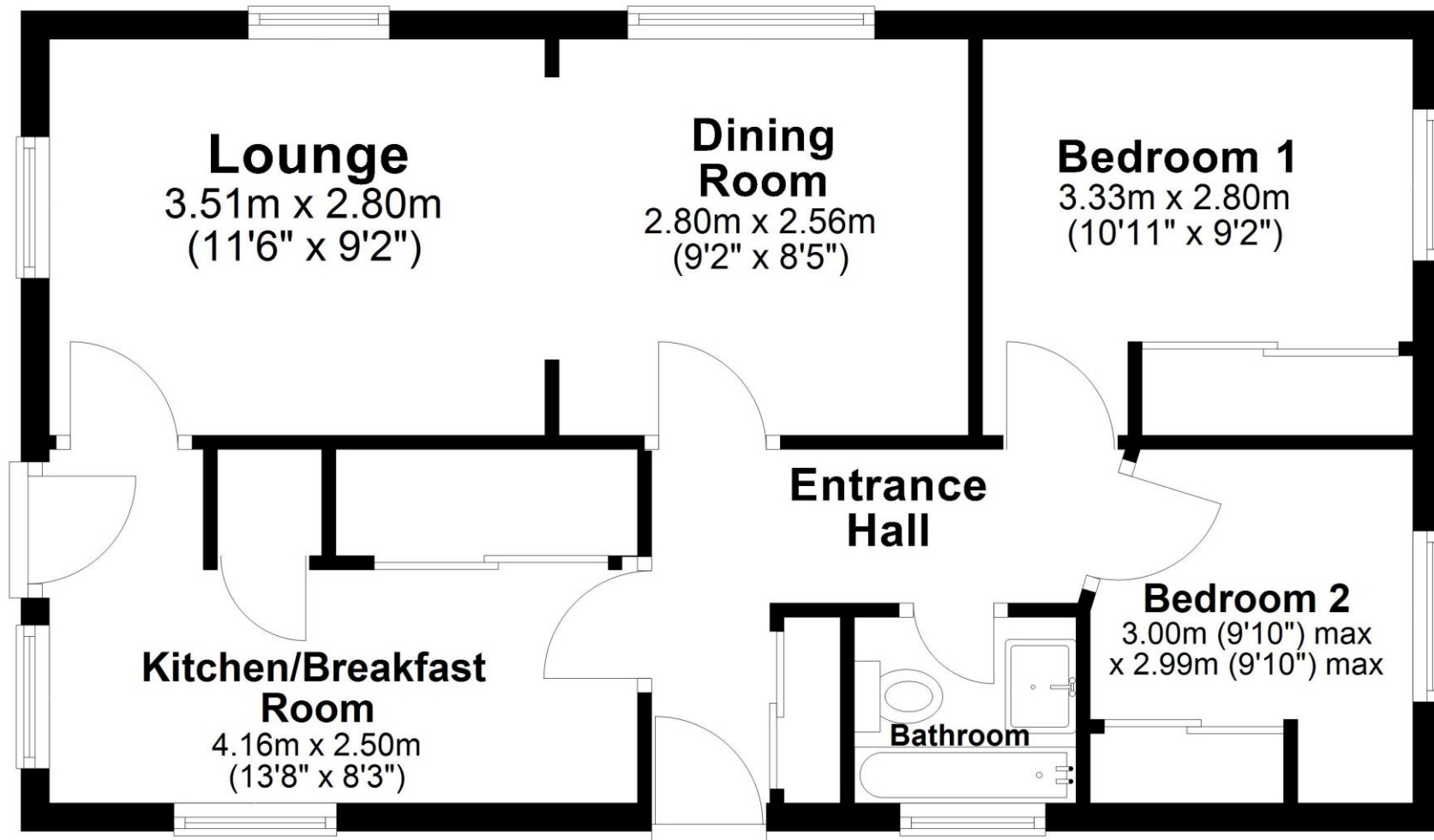
Outside: The garden wraps around the park home and is laid to patio and decorative stone with a metal shed and outside storage and steps up to the recessed porch. Next to the

park home there is a communal carpark.

Agent's Note: Any potential purchases will need to pay a 10% fee to the site office upon purchase.

Ground Floor

Approx. 50.5 sq. metres (543.1 sq. feet)



Total area: approx. 50.5 sq. metres (543.1 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



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Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: EPC Exempt

Council Tax Band: A



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