



# Palmer & Partners



Geneva Avenue, Martlesham Heath,  
Ipswich, Suffolk, IP5 3RS  
Guide Price £110,000 to £120,000

Palmer & Partners

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- OVER 45's Park Home
- No Onward Chain
- Two Double Bedrooms
- Dual Aspect Living Room
- Second Reception Room
- Off-Road Parking for Two Cars
- Low-Maintenance Rear Farden
- Pets Are Allowed
- LPG Central Heating



This OVER 45's two-bedroom park home, with a tiled roof, is in the picturesque heathland setting of Falcon Park on the outskirts of the village of Martlesham Heath, just to the east of Ipswich. A superstore and retail park are within easy walking distance of Falcon Park and there are rail and bus links from Ipswich, together with good access out to the A12. The park home is being sold with no onward chain and comes with LPG central heating, off-road

parking for two cars, and a low-maintenance rear garden. Pets are allowed. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, dual aspect living room, kitchen, lean-to / workshop, two double bedrooms, and a shower room.

Driving distances to local amenities:  
Doctors - 5 Minutes

Pharmacy - 6 Minutes  
Supermarket - 4 Minutes  
Petrol Station - 6 Minutes  
Post Office - 5 Minutes

Martlesham Heath is located approximately five miles from the county town of Ipswich and approximately three miles from the quaint town of Woodbridge, offering excellent access to the A14 and A12 major trunk roads. It is also located within close proximity to Beardmore Park which houses an extensive

range of home stores and amenities.

Charges:  
The pitch fee is £209.27 per month which includes the water charge.  
Ground rent is £50 a month which includes water and sewage.



**Entrance Hall:** Coat cupboard and doors to:

**Living Room:** 15'8" x 9'5" (4.78m x 2.87m) Dual aspect with double-glazed windows to the front and side, two radiators, and electric fire with surround.

**Kitchen:** 11'8" x 9'7" (3.56m x 2.92m) Fitted with a range of eye and base level units, roll edge work surfaces, sink and drainer, tiled splashbacks, integrated electric oven and gas hob with extractor hood

over, space for a fridge freezer and washing machine, breakfast bar, radiator, cupboard housing the boiler, further storage cupboard, double-glazed window to the front aspect, and door through to:

**Reception Room:** 13'9" x 7'9" (4.2m x 2.36m) Double-glazed window to the front aspect, double-glazed French doors opening out to the rear garden, and power and light connected is connected.

**Bedroom:** 9'5" x 8'8" (2.87m x 2.64m) Dual aspect with double-glazed windows to the rear and side and a radiator.

**Bedroom:** 9'4" x 8'8" (2.84m x 2.64m) Double-glazed window to the rear aspect, radiator, and built-in bedroom furniture.

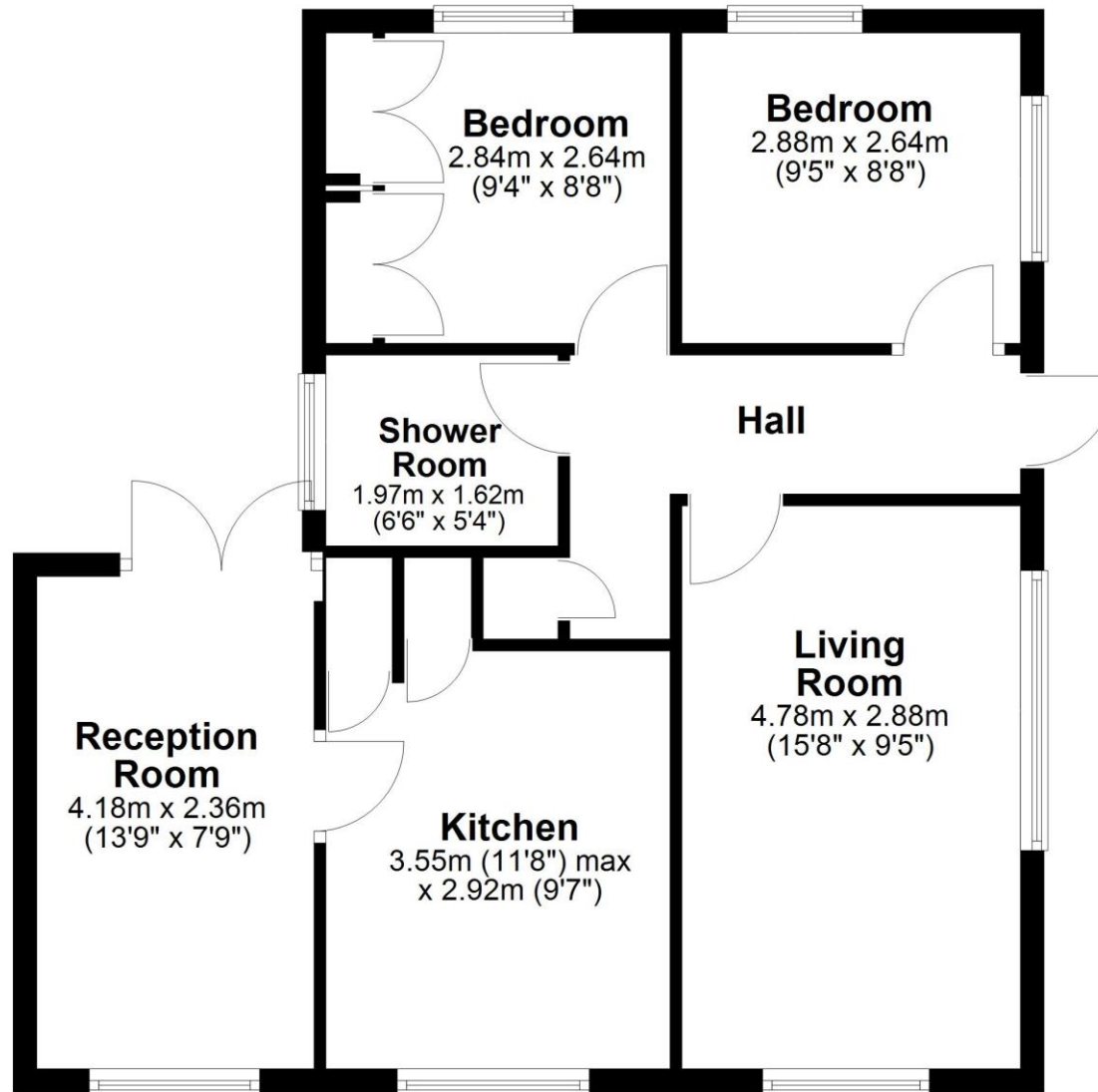
**Shower Room:** 6'6" x 5'4" (1.98m x 1.63m) A three-piece suite comprising shower enclosure, low-level WC and pedestal hand wash basin; radiator, tiled walls and floor, and double-

glazed opaque window to the side aspect.

**Outside:** There is off-road parking to the front for two cars. The park home is accessed from the side where there is a shingle area which leads to the main garden to the rear. The garden is predominantly laid to patio with lawned areas, a shed, calor gas tank, and is fully enclosed by fencing.

## Ground Floor

Approx. 58.2 sq. metres (626.1 sq. feet)



Total area: approx. 58.2 sq. metres (626.1 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.



### Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

Council Tax Band: A

EPC Rating: n/a

Tenure: n/a



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