



**The Avenue, Martlesham Heath Ipswich IP5 3QL**

**welcome to**

**The Avenue, Martlesham Heath Ipswich**

**\*\*GUIDE PRICE £160,000 - £180,000\*\* \*\*NO ONWARD CHAIN \*\*TWO BEDROOMS\*\* GOD SIZE RECEPTION ROOM\*\* KITCHEN\*\* BATHROOM\*\* OFF-ROAD PARKING AND VISITOR SPACES WITHIN THE DEVELOPMENT \*\*NICE SIZE PLOT \*\*LOCAL TO EVERYWHERE**



## **Entrance Door Into-**

### **Hallway**

Storage cupboard.

### **Living Room**

19' 6" x 11' 7" into Bay window ( 5.94m x 3.53m into Bay window )

Double glazed window to the front and side.

### **Dining Room**

9' 8" x 8' 5" ( 2.95m x 2.57m )

Double glazed window to the front and radiator.

### **Kitchen**

10' 6" x 9' 6" ( 3.20m x 2.90m )

Double glazed window and door to rear aspect.

Range of floor and wall units with coordinated roll top work surface. Integrated oven, hob and extractor.

Cupboard housing boiler. Radiator.

### **Bathroom**

Double-glazed window to rear. Three-piece suite comprising of low level WC, Wash hand basin and panel enclosed bath. Radiator.

### **Bedroom One**

9' 4" x 9' 3" ( 2.84m x 2.82m )

Double glazed window to the side. Radiator and built in wardrobe.

### **Bedroom Two**

9' 5" x 7' into door ( 2.87m x 2.13m into door )

Double glazed window to the side and radiator.

### **Outside**

### **Garden**

Steps from the rear door leading to the garden.

Mainly laid to lawn.



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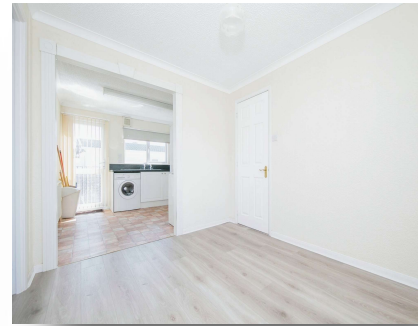
## **The Avenue, Martlesham Heath Ipswich**

- Two Bedroom Park Home
- Over 45yrs Only
- Good Size Reception Room
- Kitchen and Dining Room
- Easy Access to A12 & A14

Tenure: EPC Rating: Exempt

guide price

**£160,000**



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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
IPW103470 - 0005

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Please note the marker reflects the  
postcode not the actual property

 **william h brown**



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