

Geneva Avenue, Martlesham Heath Ipswich IP5 3RS

welcome to

Geneva Avenue, Martlesham Heath Ipswich

**MARTLESHAM LOCATION **DETACHED PARK HOME **TWO RECEPTION AREAS **TWO BEDROOMS **EN-SUITE **DRESSING AREA **FAMILY BATHROOM **MUST BE OVER 45 YRS OLD **GOOD SIZE DRIVEWAY **GARAGE **WALKING DISTANCE TO AMENITIES













Entrance Door Into-Hallway

**Built in cupboard

**Loft access

Dining Area

9' 6" x 7' 9" (2.90m x 2.36m)

**Double glazed window to the front

**Archway through to-

Bedroom One

9' 1" x 9' 2" (2.77m x 2.79m)

**Double glazed windows to front and side

**Fitted dressing area with hanging, shelves and drawers

En-Suite

**Shower cubical

**Wash hand basin

**Low level W/C

**Obscured double glazed window to the rear

Bedroom Two

9' 1" x 8' 5" (2.77m x 2.57m)

**Double glazed window to the rear

**Fitted wardrobes and cupboards over

Bathroom

**Vanity wash hand basin

**Low level W/C

**Enclosed bath with shower attachment over

**Obscured double glazed window to the front

Outside

**Blocked paved driveway leading to detached garage

**Artificial grass surround

**Enclosed by panel fencing





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- FALCON PARK
- DETACHED PARK HOME
- TWO RECEPTION AREAS
- TWO BEDROOMS
- EN-SUITE

Tenure: EPC Rating: Exempt

Council Tax Band: A

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.

£235,000







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Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPW103804



Property Ref: IPW103804 - 0003 1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Cumbria .

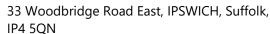




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