



**Geneva Avenue, Martlesham Heath Ipswich IP5 3RS**

**welcome to**

## **Geneva Avenue, Martlesham Heath Ipswich**

With modern living and a main suite including a dressing room and ensuite shower room, this delightful two bedroom detached park home is recommended for early viewing. With an open plan living/dining area and off road parking as well as a garage.



Offering modern, spacious accommodation, on the ever popular Falcon Park development, we are pleased to offer for sale this delightful TWO BEDROOM park home. Ideally located for local shops and buses, early viewing is strongly advised.

## **Hallway**

## **Living/Dining Room**

### **Living Area**

19' x 9' 9" ( 5.79m x 2.97m )

### **Dining Area**

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

### **Kitchen**

11' 6" x 9' 1" ( 3.51m x 2.77m )

## **Cloakroom**

## **Bedroom One**

13' 4" x 10' 8" plus dressing area ( 4.06m x 3.25m plus dressing area )

## **Ensuite Shower Room**

## **Bedroom Two**

9' 11" x 8' 9" ( 3.02m x 2.67m )

## **External Details**



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## Geneva Avenue, Martlesham Heath Ipswich

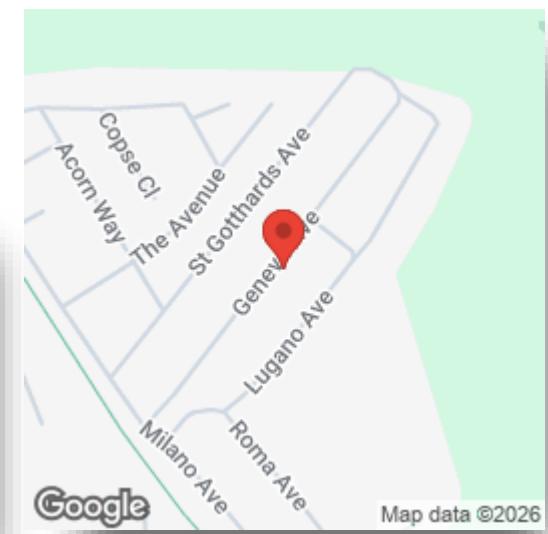
- FALCON PARK, MARTLESHAM HEATH
- TWO BEDROOM PARK HOME
- OVER 45s AGE RESTRICTED DEVELOPMENT
- OFF ROAD PARKING AND GARAGE
- CLOSE TO LOCAL AMENITIES

Tenure: EPC Rating: Exempt

Council Tax Band: Deleted

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.

**£225,000**



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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.



Property Ref:  
IPW103906 - 0003

Please note the marker reflects the postcode not the actual property

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