



**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



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
IPW103906 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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