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24 Wixfield Park, Great Bricett, IP7 7DW

£50,000

- 1/2 Bedooms
- Large Porch
- Bathroom
- Lawned Gardens with Shed
- Kitchen and Living room
- Office/Bedroom 2
- Parking to the Side
- Property for the Over 55's

About the property

A 1/2 double bedroom detached park home nicely positioned within this popular development along with parking and a pleasant garden. The property, which is for the over 55's only offers versatile and well proportioned living space which includes a reception porch, office/bedroom two, kitchen, living room, main bedroom and the bathroom.

Outside

The property has a parking area to the front. There is access to the front, side and rear of the property which includes a lawned garden area with hedge surround and a storage shed.

Useful info

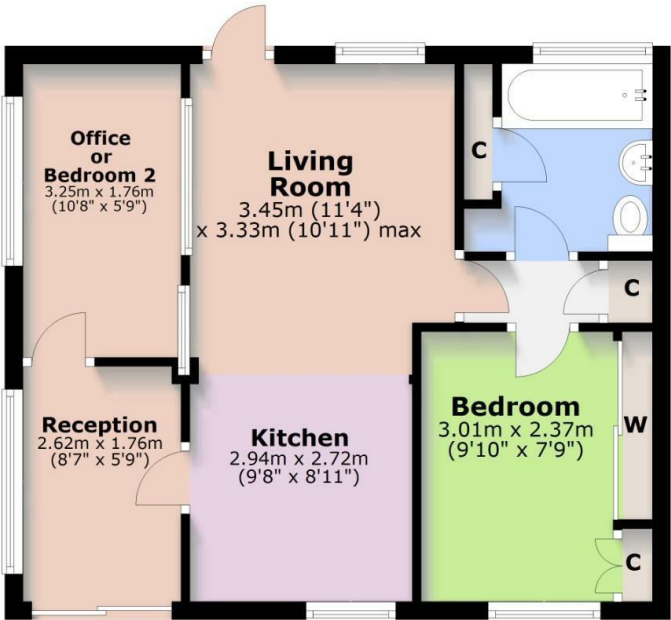
The property has mains electric and water with the heating being oil via radiators (not tested by the agents). Currently a band "A" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///dries.autumn.overdrive. Broadband Download Speed, superfast up to 56 mbps and upload speed 10 mbps. Mobile Network indoor coverage likely on O2 and limited on EE and Vodafone, no service on Three. Outdoor coverage likely on all four networks (Source Ofcom). PLEASE NOTE: The current monthly site fees are £194.29 per month payable to the site agents Ting Dene. The site is for over 55's only.





Ground Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



Total area: approx. 41.9 sq. metres (450.8 sq. feet)

The floor plan is intended as a guide only.
Plan produced using PlanUp.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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