



**Bourne Park Residential Park, Ipswich, IP2 8LU**

**welcome to**

**Bourne Park Residential Park, Ipswich**

Situated just a short walk from Suffolk Food Hall, this well-presented two bedroom Park Home has been refurbished throughout and is available for the over 55's, benefiting from a large L shaped lounge/diner, a newly fitted Wren kitchen, a contemporary shower room and one allocated parking space.



### **Agents Notes:**

The Service Charge is £223 pcm, payable to Skinner & Salter.

Covenants affecting the lease are: No pets allowed, no sub-letting, no running a business and no parking of boats, caravans or mobile homes on site.

### **Entrance Hall**

Oak effect flooring, a large storage cupboard with power, wall papered walls and one radiator.

### **Lounge/Diner**

19' 6" x 13' 1" max ( 5.94m x 3.99m max )

Large, L shaped room is flooded with natural light via dual aspect double glazed windows to the front and side and patio doors leading to the rear garden, carpet flooring, one radiator, TV point and a black contemporary electric fireplace.

### **Kitchen**

9' 6" x 9' 3" ( 2.90m x 2.82m )

Stunning Wren kitchen with a range of eye and base level handle less units in high gloss white with light up copper inserts and quartz effect worktop surfaces, a black sink plus drainer and gold mixer tap, an integrated fridge/freezer, washing machine, oven, induction hob and extractor hood, a wall mounted gas fired boiler, a double glazed window to the rear, oak effect flooring, a pantry cupboard, full height pull out drawers, quartz effect splashback throughout and one radiator.

### **Master Bedroom**

10' 6" x 9' 7" ( 3.20m x 2.92m )

Double glazed window to the rear, carpet flooring, one radiator and a full wall of built in sliding mirrored wardrobes and a feature wall papered wall.

### **Bedroom Two**

9' 6" x 7' 2" ( 2.90m x 2.18m )

Double glazed window to the side, carpet flooring, one radiator and wall papered walls.

### **Shower Room**

6' 7" x 4' 6" ( 2.01m x 1.37m )

A walk in shower with an electric shower, a vanity sink with chrome waterfall mixer tap, low level WC, panelled tiled effect walls, oak effect flooring, chrome heated towel rail and an extractor fan.

### **Outside:**

#### **Front Garden**

A lawned area, steps up to the front and side of the property, leading to the lounge and hallway.

#### **Rear Garden**

A raised decking area with canopy over, a lawned area, a patio area, enclosed fencing to the rear. This is the perfect space to enjoy the afternoon sun!

#### **Parking**

One allocated space.



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welcome to

## Bourne Park Residential Park, Ipswich

- No onward chain
- Over 55'S only
- Refurbished to a high standard throughout
- Newly fitted Wren kitchen
- Contemporary shower room

Tenure: EPC Rating: Exempt

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.

offers in excess of

**£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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