

# KEYSTONE



Bourne Park Residential Park, Ipswich, IP2 8LU

Price Guide £90,000

Detached Park Home  
Recently Refurbished  
Lounge/Diner  
Shower Room  
Allocated Parking

Two Bedrooms  
Over 55's/ No Pets  
Kitchen  
Garden  
Small Site



# Bourne Park Residential Park, Ipswich IP2 8LU

KEYSTONE are pleased to offer for sale this IMMACULATE TWO BEDROOM DETACHED PARK HOME with ALLOCATED PARKING situated in this small park home for over 55's only. The property has undergone an extensive refurbishment and is offered with NO ONWARD CHAIN.  
\*\*\*\*\*CALL NOW TO ARRANGE YOUR VIEWING\*\*\*\*\*



#### Entrance door

Leading to hallway with storage cupboard and radiator.

#### Lounge/Diner

19'7" x 16'4"

Window to front and side, French door to side and radiator.

#### Kitchen

9'2" x 9'2"

Refitted with a range of base units and drawers and matching larder units, sink and drainer unit, built in oven, hob with extractor over, integrated fridge freezer, undermount lighting, wall mounted boiler and window to side.

#### Bedroom One

9'6" x 9'3"

Window to side, radiator and built in wardrobe.

#### Bedroom Two

9'7" x 6'3"

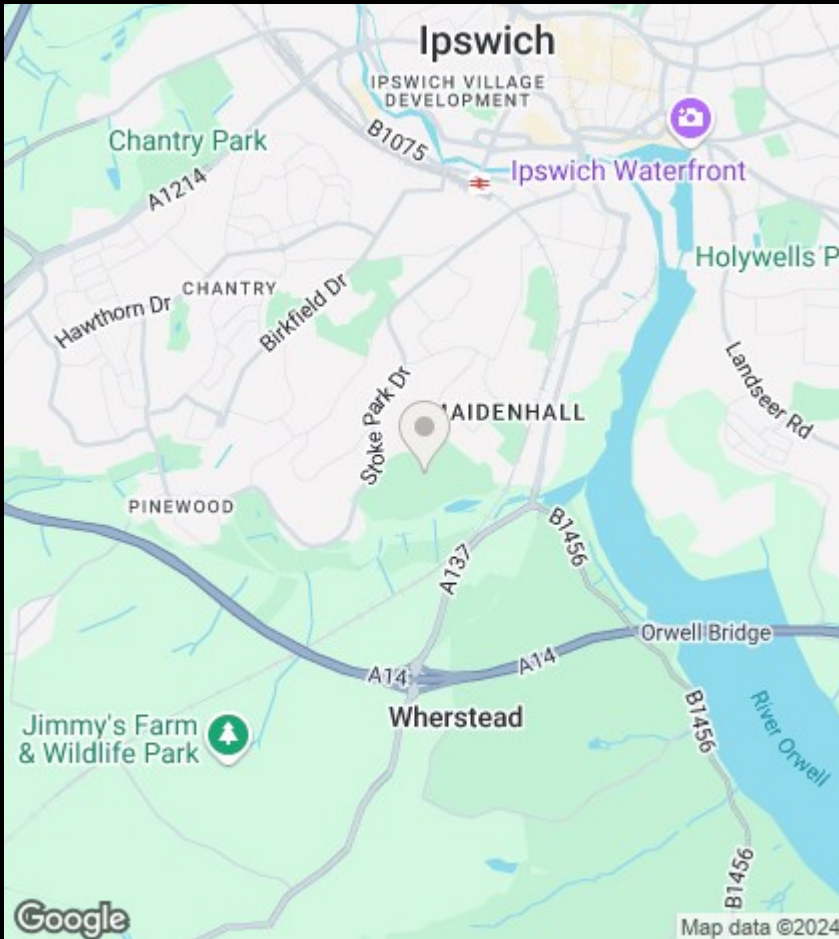
Window to side and radiator.

#### Shower Room

Refitted with walk-in shower, vanity sink, w/c, heated towel rail, tiled walls and window to front.

#### Outside

The property is situated in the center of its plot and offers a raised deck area leading to patio and concrete shed. To the front of the property the garden is predominantly laid to lawn. There is also allocated parking and a visitor parking available.



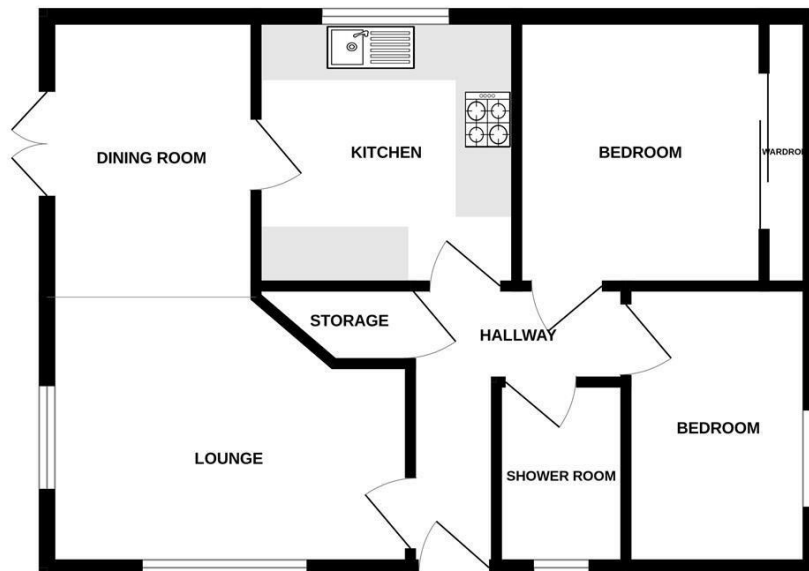
## Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

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

## GROUND FLOOR



TOTAL FLOOR AREA: 531 sq.ft. (49.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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