

# KEYSTONE



Bourne Park Residential Park, Ipswich, IP2 8LU

£70,000

Detached Park Home  
Lounge/Diner  
Shower Room  
Over 55's / No Pets  
Oil Central Heating

Two Bedrooms  
Kitchen  
Allocated Parking  
Wood Burner

# Bourne Park Residential Park, Ipswich IP2 8LU

KEYSTONE are pleased to offer for sale this TWO BEDROOM PARK HOME for over 55's only with allocated parking. situated in a small park home development. The property benefits from lounge/diner, kitchen, two bedrooms, shower room, allocated parking. \*\*\*\*\*CALL NOW TO ARRANGE YOUR VIEWING\*\*\*\*\*



### Entrance Door

Leading to living room.

### Lounge/Dining/Kitchen Area

19'6 x 15'2

With windows to side, window to front, two radiators and a woodburning stove.

#### Kitchen area

Fitted with a range of base units and drawers with matching wall mounted cabinets, sink and draining unit and a built in oven with hob and extractor over, two built-in storage cupboards; one of which is housing, boiler. space for a washing machine and fridge freezer.

### Inner hallway

#### Bedroom 1

9'8 x 8'8

With window to side, radiator, and a walk-in wardrobe.

#### Bedroom 2

9'5 x 8'3

With window to rear, radiator and a walk-in wardrobe.

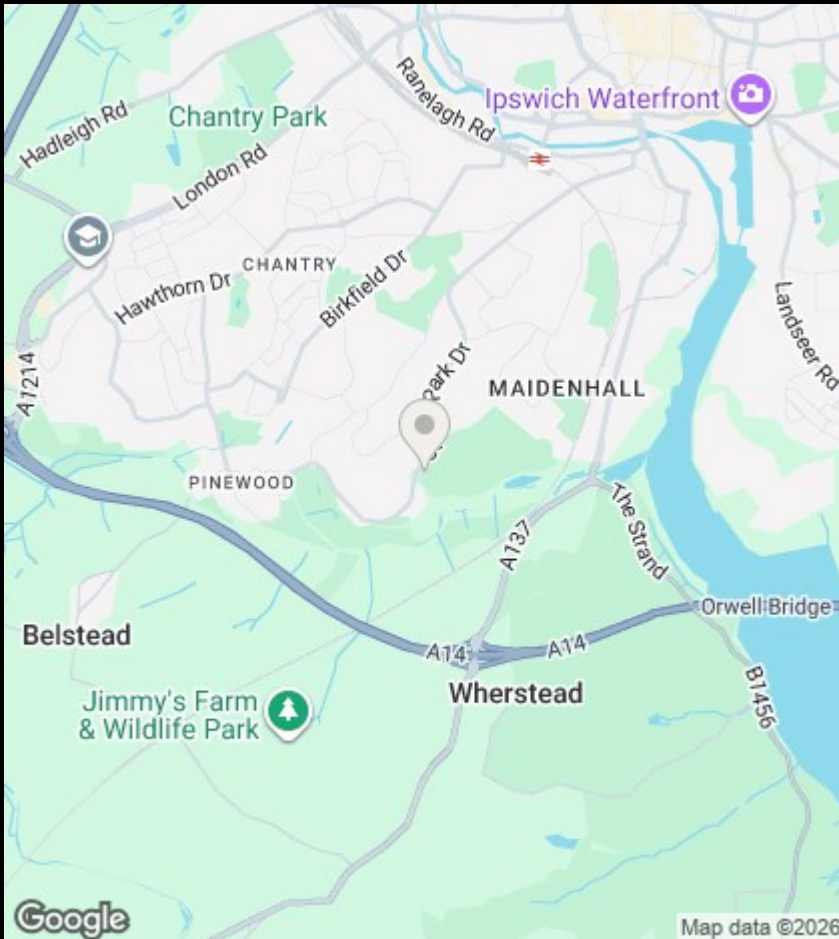
### Shower Room

Fitted with a suite comprising shower cubicle, WC, vanity inset sink with storage below, tiled splash backs, window to front and a radiator.

### Outside

The park home is situated centrally to its plot with a raised deck area and a raised pond and lawn.

There is also an allocated car parking space.



## 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	

