

oakheart

£40,000

Guide Price

Walton Avenue, Felixstowe



The property comprises a well-proportioned caravan offering comfortable open-plan living accommodation, with a bright living and dining area benefiting from windows to the front and side elevations and an electric fireplace. The fitted kitchen provides a range of wall and base units, work surfaces, stainless steel sink and drainer with mixer tap, and space for an oven and other appliances.

The accommodation further includes two bedrooms with a ensuite WC to the main bedroom, as well as separate shower room. Overall, the caravan provides practical and well-presented accommodation with good levels of natural light and a functional layout.

The site also benefits from a range of leisure facilities for residents and guests, including a swimming pool, children's

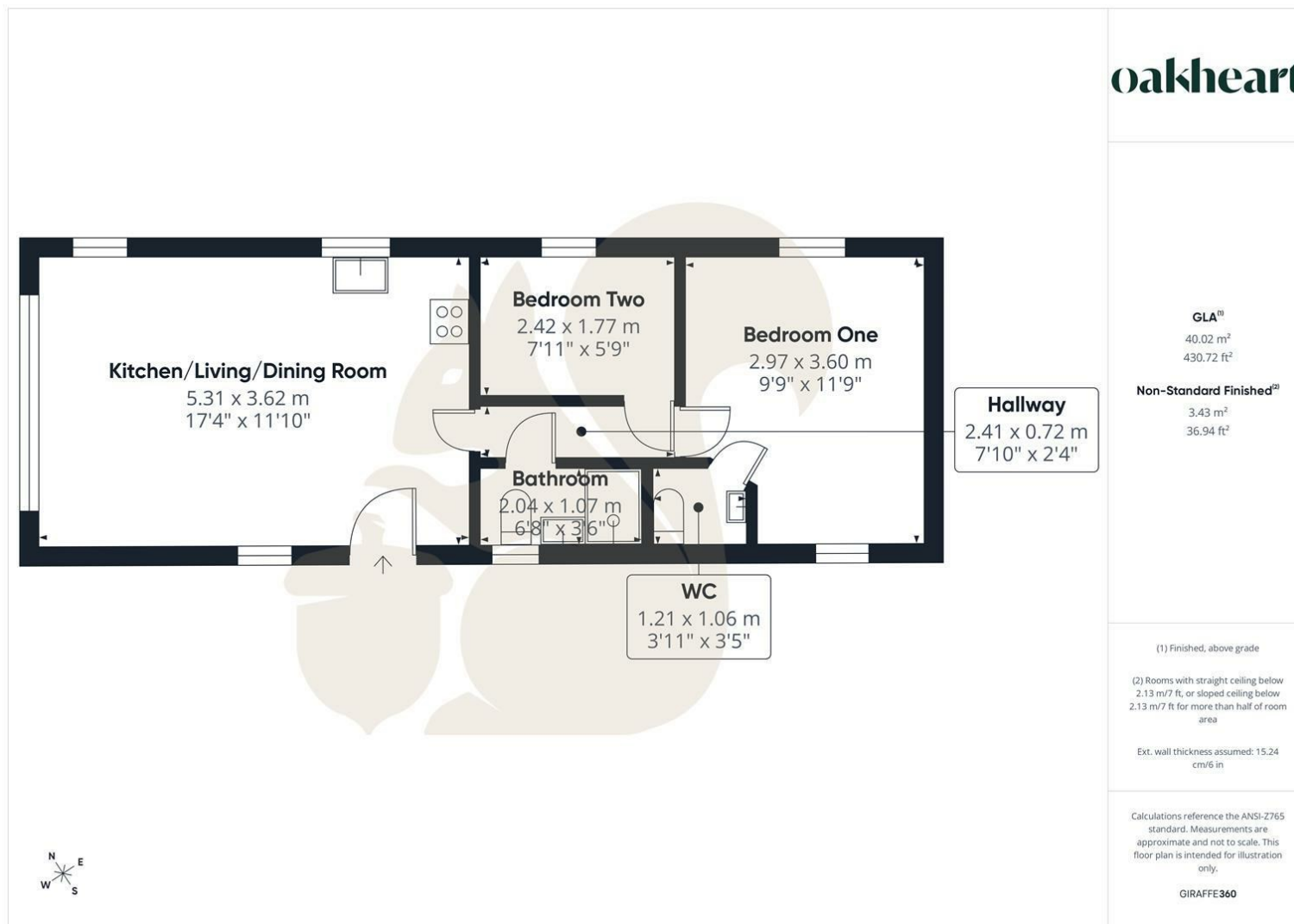
playground and on-site bar, providing additional recreational and social amenities. The site is also within walking distance to the beach front.











Local Authority:

Tenure:

Council Tax Band:

### Energy Efficiency Rating

|                                                    | Current                                                                                                       | Potential |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                                                                                                               |           |
| (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>                                    |                                                                                                               |           |
| <i>Not energy efficient - higher running costs</i> |                                                                                                               |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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