



The Ranch Mobile Home Park, Hitcham, Ipswich, IP7 7LW

welcome to

The Ranch Mobile Home Park, Hitcham, Ipswich

Discover this two-bedroom detached park home, for the age of 45 and over, featuring a seamless utility & kitchen, cosy living room, bathroom, ensuite & walk-in wardrobe. Enjoy serene field views, an external storage shed & an allocated parking space for convenience. Call to view now.



Accommodation

Entrance Hall

Part glazed front door, coved ceiling, built in cupboard, radiator.

Kitchen

Window to side, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, electric oven with gas hob and extractor over, integrated fridge freezer and dishwasher, coved ceiling, part tiled walls, vinyl flooring.

Utility

Glazed door, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, integrated washing machine, coved ceiling, part tiled walls, radiator, vinyl flooring.

Living/Diner

Two windows to front, window to side, Patio doors to side, electric fireplace, coved ceiling, two radiators, carpeted flooring.

Bedroom One

Window to side, coved ceiling, radiator, carpeted flooring.

Walk In Wardrobe

Coved ceiling, shelving, carpeted flooring.

Ensuite

Frosted window to rear, fitted with a suite comprising a shower cubicle, low level WC, pedestal hand wash basin with mixer tap, coved ceiling, extractor fan, part tiled walls, radiator, vinyl flooring.

Bedroom Two

Window to side, built in wardrobe and chests, coved ceiling, radiator, carpeted flooring.

Bathroom

Frosted window to side, fitted with a suite comprising a panelled bath, pedestal hand wash basin, low level WC, airing cupboard, two radiators, coved ceiling, vinyl flooring.

Outside

Storage shed, paved and shingle, one allocated parking space.

Agents Note

There is a ground rent of £227.89 per calendar month.



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The Ranch Mobile Home Park, Hitcham, Ipswich

- Two Bedroom Park Home
- 45 and over!
- Bathroom & Ensuite
- Walk In Wardrobe
- Integrated Kitchen & Utility

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: Deleted Service Charge: Ask Agent

Ground Rent: 2734.68

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£105,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SMK105345 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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