



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

**welcome to**

## **The Ranch Mobile Home Park, Hitcham, Ipswich**

Discover this charming two-bedroom detached park home featuring a seamless utility and kitchen, cozy living room, bathroom, ensuite, and a walk-in wardrobe. Enjoy serene field views, an external storage shed, and 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
- Bathroom & ensuite
- Walk in wardrobe
- Integrated kitchen & utility
- External storage shed

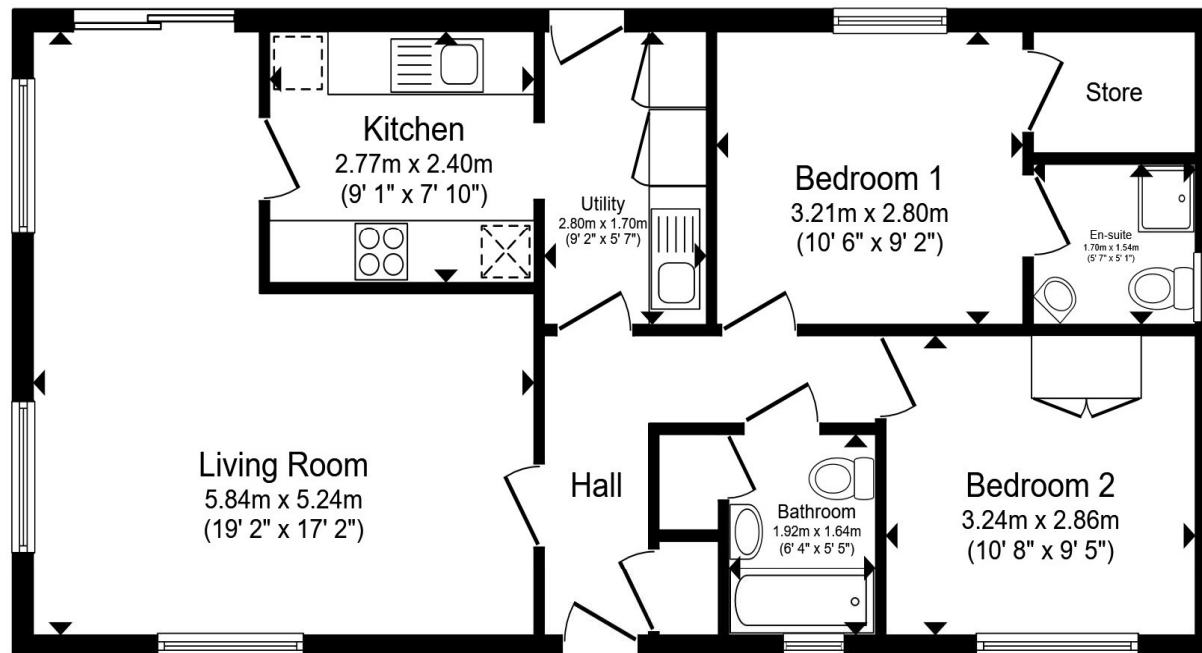
Tenure: Leasehold EPC Rating: Exempt

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



Total floor area 70.0 m<sup>2</sup> (753 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:  
SMK105345 - 0002

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