



Marshmoor Park, Wallow Lane
Great Bricett, IP7 7BZ

Offers in the region of £75,000

MaxwellBrown

Independent Property Agents

A well presented two bedroom park home located on this quiet rural park in the small village of Great Bricett which is conveniently located within 9 miles of the market town of Stowmarket. The property comprises lounge, newly fitted kitchen, shower room, two bedrooms, well kept patio rear garden, double glazing and gas fired central heating with onsite parking available.



Side decked ramp surrounded with railing leading to;

Sealed unit double glazed French doors to;

Lounge: Built-in cupboards and display cases, sealed unit double glazed windows to front, ceiling fan, wall lights, TV & telephone points, Honeywell portable heating programmer, smoke detector, radiator, door to;

Kitchen: Fitted with a range of white gloss units with black stone effect worktops with cupboards, drawers and space under with plumbing for automatic washing machine. Inset single drainer stainless steel sink unit with mixer tap and cupboards under. Tall pantry unit and a range of eye level units and extractor hood. Fully Metro tiled walls, oak effect laminate flooring, Alpha Intec gas fired boiler and sealed unit double glazed window to side, through to;

Side lobby: Sealed unit double glazed door to front, shelving and windows to side and rear.

Lobby: Shelved cupboard. Door to:

Shower room: White suite comprising glazed shower cubicle with Triton electric shower and shower board, low level flushing suite, pedestal wash basin with fitted cupboards under, vinyl flooring, radiator, sealed unit double glazed window to side.

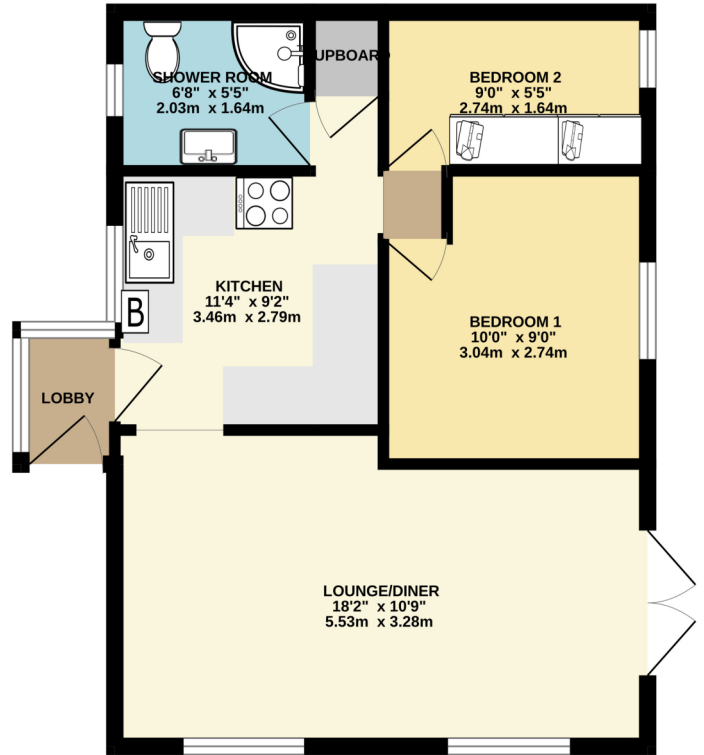
Bedroom 1: Sealed unit double glazed window to side and radiator.

Bedroom 2: Sealed unit double glazed window to side, fitted wardrobes plus, cupboard housing fuse box and shelving, radiator.

Outside: The front of the property is laid to shingle with inset flower borders. concrete paths with hedged sides leading to the pretty patio rear garden with inset flower beds and ornamental pond. Calor gas storage tank, the property has use of the communal car park. Please note the park rules do not allow anyone under the age of 25 to reside on site. Dogs are not allowed.

Site Fees: Current site fee payable for ground rent and site maintenance is £183.02 per month

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 467 sq.ft. (43.4 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

