



**hizzy**  
property

[www.hizzyproperty.co.uk](http://www.hizzyproperty.co.uk)



hizzy  
property

# 26 Marshmoor Park Wallow Lane, Great Bricett, Ipswich, IP7 7BZ

## £120,000

### About the property

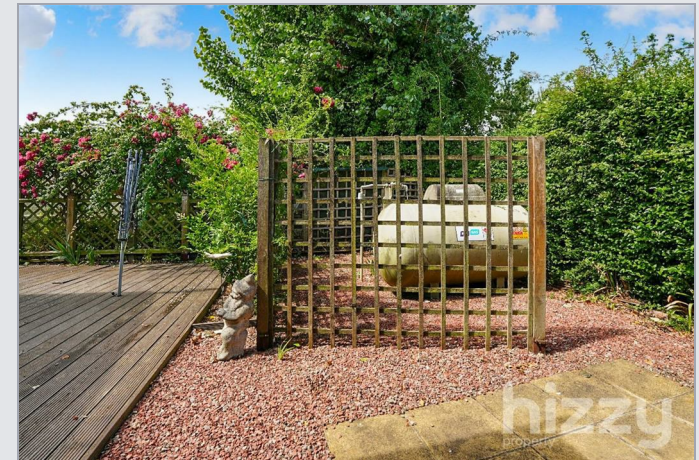
A 1 double bedroom detached park home nicely positioned within this popular development occupying a pleasant plot with 'wrap around' garden. The property, which is for over 25's only, offers well proportioned living space which includes entrance hall, living room, kitchen/diner, bedroom, bathroom, rear lobby and conservatory.

### Outside

The property enjoys a 'wrap around' garden with numerous shrub/flower beds. Storage shed. Wheelchair access. There are also 4 raised beds located at the front of the property. There is off road parking available a short walk from the property.

### Useful information

The property has mains electric and water with the heating being oil via radiators (not tested by the agents). Currently a band "A" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///windmill.spenders.listen Broadband Download Speed up to 80 mbps and upload speed 20 mbps (Source Ofcom). Mobile voice network variable inside & good outdoors with Vodafone, variable outdoors only with Three, good inside & outdoors on EE & O2. PLEASE NOTE: The current site fees are £198.34 per month.

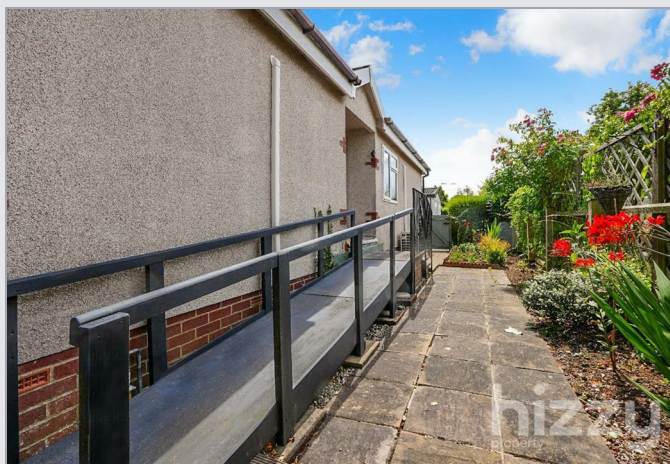




- 1 Double Bedroom
- Large Bathroom
- Air Conditioning

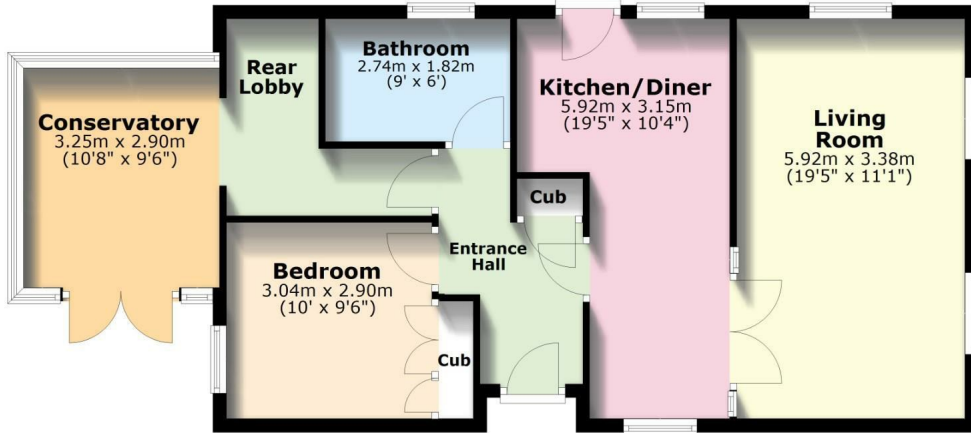
- Living Room
- Conservatory
- Off Road Parking Near By

- Kitchen/Diner
- Calor Gas Central Heating





Ground Floor



Total area: approx. 73.5 sq. metres (791.4 sq. feet)

The Floorplan is intended as a guide only and all measurement are approximate and not to scale.  
Plan produced using PlanUp.

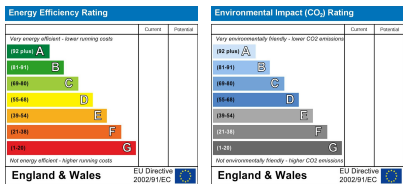
THEY LOVE

The bustling row of coffee shops and eateries on your doorstep

WE LOVE

A stylish rear extension designed by Moon architects, perfect for parties

EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**hizzy**  
property

01473 875101  
[hello@hizzyproperty.co.uk](mailto:hello@hizzyproperty.co.uk)