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

### £120,000

#### About the property

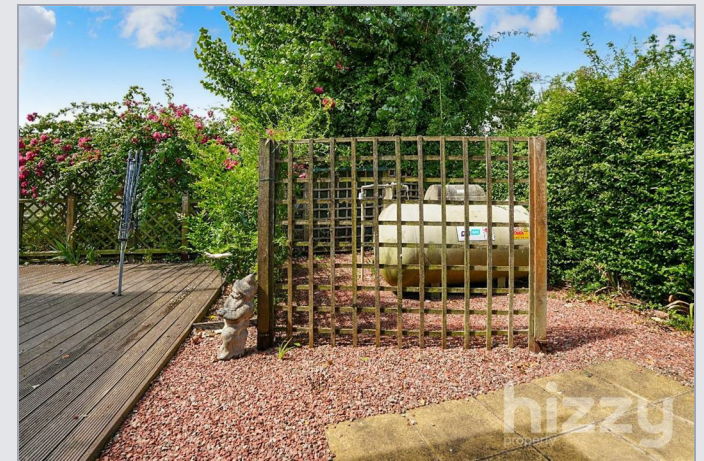
A 1 double bedroom detached park home nicely positioned within this popular development occupying a pleasant plot with 'wrap around' garden. The property, which is for over 25's only, offers well proportioned living space which includes entrance hall, living room, kitchen/diner, bedroom, bathroom, rear 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](https://www.what3words.com/#!/en/@@@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.





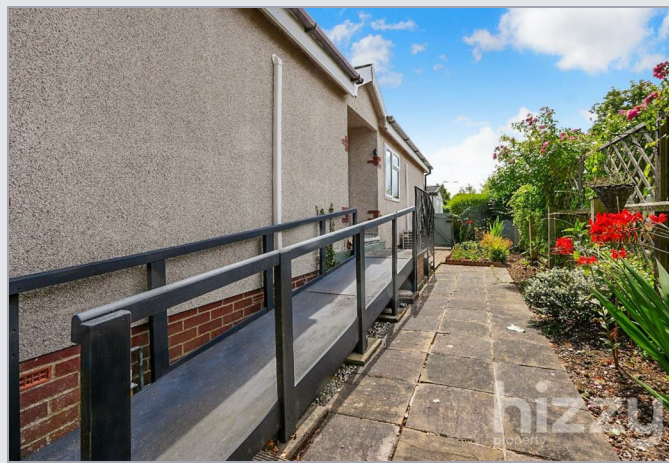




- 1 Double Bedroom
- Large Bathroom
- Air Conditioning

- Living Room
- Conservatory
- Off Road Parking Near By

- Kitchen/Diner
- Calor Gas Central Heating

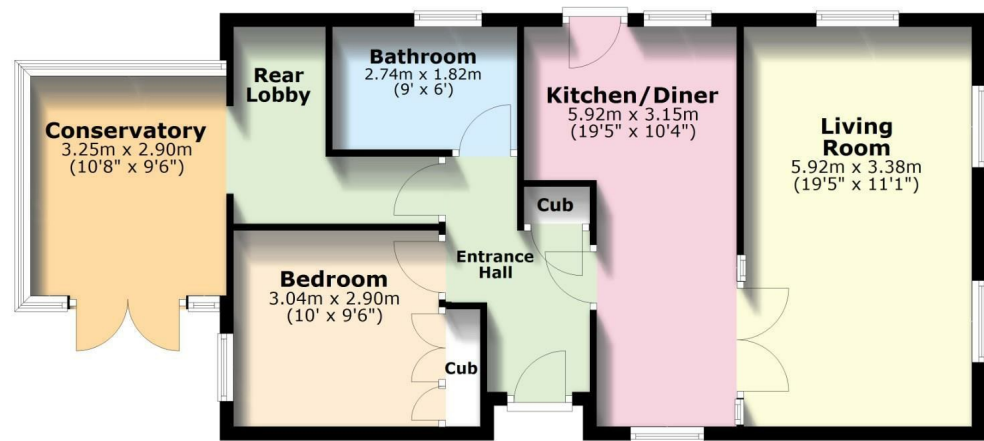








Ground Floor

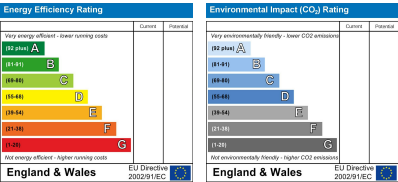


Total area: approx. 73.5 sq. metres (791.4 sq. feet)

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



EPC



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