



Bourne Park Residential Park, Ipswich,  
£85,000





- **Modern Park Home**
  - **One Bedroom**
- **Residential Park Home**
  - **Over 60's Only**
  - **Wet Room**
- **One Allocated Parking Space**
- **Fitted Kitchen with White Goods**
  - **Low Maintenance Plot**
  - **Open Plan Living**
  - **No Onward Chain**

GRACE ESTATE AGENTS are pleased to present this delightful one-bedroom, fully residential living, luxury park home situated within the peaceful Bourne Park development.

This fully fitted and centrally heated park home features an open plan living area, kitchen, bedroom and wet room. It also has ample storage space. The property is extremely low maintenance, with a fully automated sprinkler fire system, fully fitted kitchen and white goods included. It boasts a stylish blue cladding-style exterior and is surrounded by a block paved patio.

The park home is situated a stone's throw from the beautiful and sprawling Bourne Park. It is also within walking distance of the marina and is located along several bus routes into the centre of Ipswich. It benefits from easy access to pubs and restaurants, multiple shopping outlets and garages. The park home



is within easy access of the A12/A14 commuter corridor.

This park home would make an ideal home for those looking to retire in a tranquil setting yet remain part of a close-knit community. It would also make a perfect holiday or second home.

\*This home is available to single retired or soon-to-retire occupants over 60. (site rules are available on request)







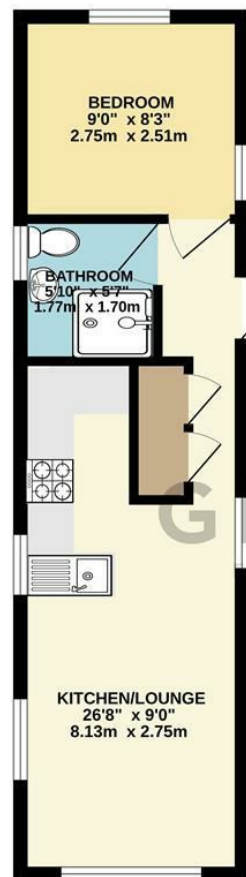
**Kitchen/Lounge**  
20'10" x 9'0" (6.37 x 2.75)

**Bathroom**  
5'9" x 5'6" (1.77 x 1.70)

**Bedroom**  
9'0" x 8'2" (2.75 x 2.51)

**Agents Notes**  
Site Fees - £216 PCM (estimated)  
Gas & Electric - billed directly to the property owner  
Water - billed via the site owner.  
Council Tax: Band A





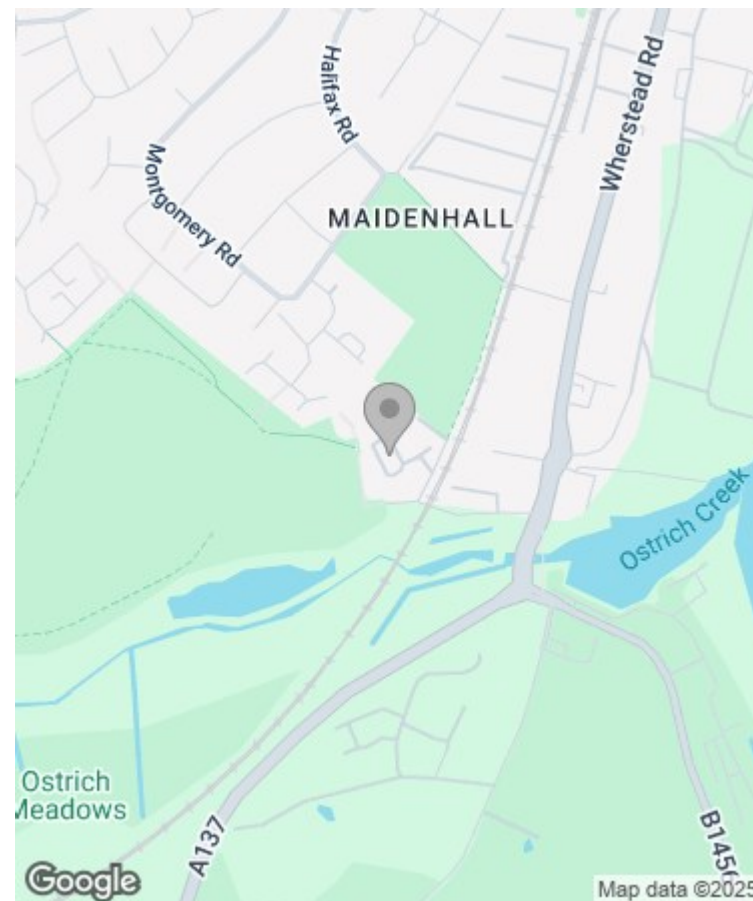
**GRACE**  
ESTATE AGENTS

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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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	