



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

welcome to

Marshmoor Park, Wallow Lane, Great Bricett, Ipswich

Discover this delightful Park Home for the over 25's which affords two generously sized bedrooms with built-in wardrobes, kitchen/dining room with ample space for appliances, air conditioning and onsite parking. Call to book your viewing now!

Great Bricett

Great Bricett is a charming village located in the county of Suffolk, England. Nestled in the scenic East Anglian countryside, this small rural community offers a glimpse into traditional English village life, with its rich history and picturesque surroundings.

Great Bricett has a fascinating history that dates back to the medieval era. The village is particularly noted for its historical architecture, including the remnants of the Augustinian priory, which was founded in the early 12th century. The priory remains are a significant attraction for visitors interested in history and architecture. The church of St. Mary and St. Lawrence, which once served the priory, still stands and is a testament to the village's ecclesiastical heritage.

The village of Great Bricett is surrounded by lush, rolling fields and farmland, characteristic of the Suffolk landscape. The area is primarily agricultural, with several farms dotting the countryside. This rural setting provides a peaceful and serene environment, ideal for those seeking a quiet retreat from urban life.

Although small, Great Bricett boasts a close-knit community. The village hall serves as a focal point for local gatherings and events, fostering a sense of camaraderie among residents. While amenities within the village are limited, the nearby town of Ipswich provides broader services and shopping options.

For nature enthusiasts, the surrounding countryside offers numerous walking and cycling trails. These paths provide an excellent opportunity to explore the natural beauty of Suffolk and enjoy its diverse wildlife.

Accommodation

Entrance Hall

Built-in cupboard, radiator and wood laminate flooring.

Living Room

French doors to rear and window to side, electric fire and surround, coved ceiling, radiator, air conditioning unit, wall lights, wood laminate flooring and door to;

Kitchen/Dining Room

Windows to side and rear and door 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, ample space for appliances including cooker with cooker hood over, fridge, freezer and washing machine, radiator, part tiled walls and a mixture of wooden laminate flooring and ceramic tiled flooring.

Bedroom One

Windows to front and side, built-in wardrobe, radiator, air conditioner and wooden flooring.

Bedroom Two

Window to front, built-in wardrobe, radiator and wooden flooring.

Bathroom

Frosted window to side, fitted with a suite comprising a panelled bath with shower over and screen, low level WC and pedestal hand wash basin, fully tiled walls, radiator and vinyl flooring.





Agents Notes

Ground Rent is paid to Charles Simpson and is £200.11 pcm.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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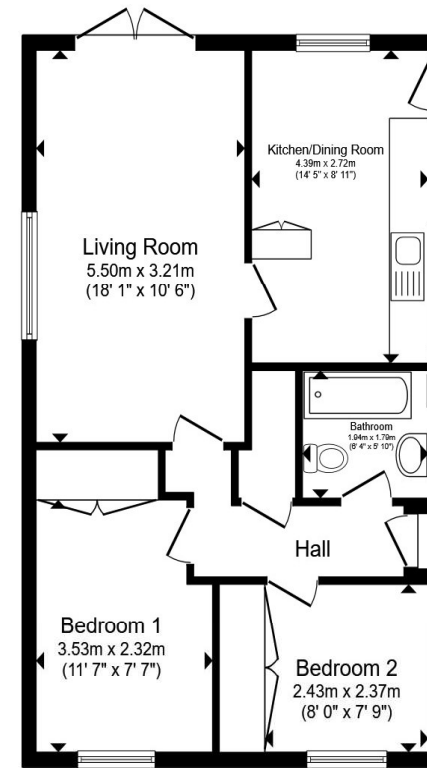
Marshmoor Park, Wallow Lane, Great Bricett, Ipswich

- Park home for over 25's
- Two bedrooms with built-in wardrobes
- Kitchen/dining room with space for appliances
- Living room with French doors
- Air conditioning

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£135,000



Total floor area 58.8 m² (633 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:
SMK104716 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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