



**The Ranch Mobile Home Park, Hitcham Ipswich IP7 7LW**

**welcome to**

## **The Ranch Mobile Home Park, Hitcham Ipswich**

Discover this two-bedroom detached park home, for the age of 45 and over, featuring a seamless integrated kitchen, cosy living room, bathroom, ensuite, and a walk-in wardrobe. Enjoy serene field views & allocated parking space for convenience. Call to view now!

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Accommodation Entrance Hall**

Part glazed door, two built in cupboards, coved ceiling, radiator, vinyl flooring.

### **Living /Dining Room**

Two windows to front, two windows to side, electric fire, coved ceiling, three radiators, carpeted flooring.

### **Kitchen**

Window 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, electric oven with hob and extractor over, integrated fridge freezer, dishwasher and washing machine, spotlights, coved ceiling, boiler cupboard, part tiled walls, radiator, vinyl flooring.

### **Bedroom One**

Window to side, coved ceiling, built in cupboard and over bed storage, radiator, carpeted flooring.

### **Walk In Wardrobe**

Built in shelving and hanging space, coved ceiling, radiator, carpeted flooring.

### **Ensuite**

Frosted window to rear, fitted with a suite comprising a shower cubicle, low level WC, vanity sink with mixer tap, coved ceiling, extractor fan, part tiled walls, radiator, vinyl flooring.

### **Bedroom Two**

Window to side, built in wardrobes, coved ceiling, radiator, carpeted flooring.

### **Family Bathroom**

Frosted window to side, fitted with a suite comprising a panelled bath, vanity sink with mixer tap, low level WC, coved ceiling, part tiled walls, radiator, vinyl flooring.

### **Outside Parking**

One allocated parking space is provided with visitors parking close by.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2-Bed Detached park home
- 45 and over!

Tenure: Leasehold EPC Rating: Exempt

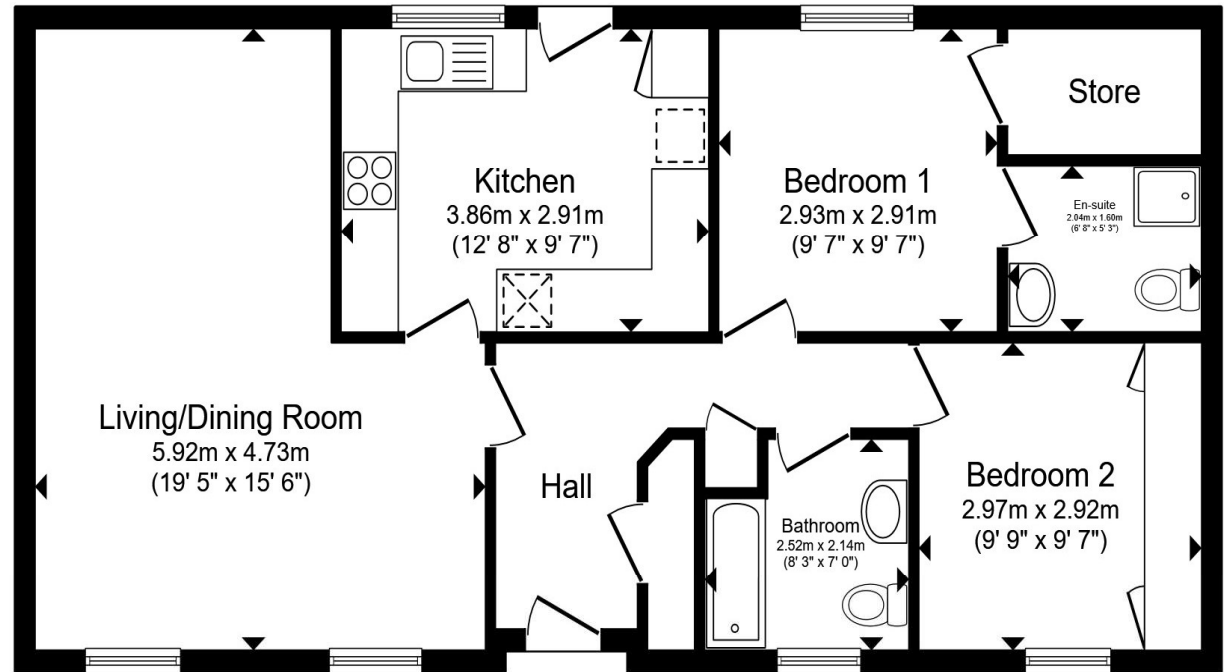
Council Tax Band: Deleted Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£105,000**



Total floor area 72.5 m<sup>2</sup> (781 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](http://www.propertybox.io)



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Property Ref:  
SMK105328 - 0008

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.

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