

property details **approval form**

8 Post Drive, Stowupland, Stowmarket, IP14 4FL

Date: 05 August 2024

Property Ref and Version: SMK104188 - 0003

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£160,000

Tenure: Leasehold

>> **key features**

- > Semi-detached House
- > Three Bedrooms
- > Enclosed Rear Garden
- > 50% Shared Ownership
- > Off Road Parking
- > Downstairs cloakroom, En-Suite & Family Bathroom
- > Popular Village Location
- > EPC Rating: B

>> **short description**

This newly built three-bedroom semi-detached house in Stowupland features is available at 50% shared ownership with an option to staircase. With modern accommodation throughout, enclosed garden and off-street parking this property should be viewed straight away. Call us now to book in!

>> **long description**

This property is being offered at 50% shared ownership, providing an affordable entry into homeownership with the option to staircase to full ownership in the future. This semi-detached house in Stowupland presents an excellent opportunity to enjoy a comfortable lifestyle in a friendly community, all while being close to local amenities and transport links.

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>> **room description**

Accommodation

Entrance Hall

Part glazed front door, stairs to first floor, radiator and vinyl flooring.

Cloakroom

Frosted window to front, low level flush W.C, pedestal hand wash basin with mixer tap, extractor fan, radiator and vinyl flooring.

Kitchen / Diner

9' 2" x 15' 8" (2.79m x 4.78m)

Window to front, wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, electric oven with gas hob and extractor fan over, space for fridge freezer, washing machine and dish washer, radiator and vinyl flooring.

Living Room

13' 4" x 16' 3" (4.06m x 4.95m)

Window to rear, French doors to rear, under stairs cupboard, TV point, radiator and carpeted flooring.

Landing

Access to loft, radiator and carpeted flooring.

Bedroom One

14' 8" max x 9' 1" (4.47m max x 2.77m)

Window to rear, radiator and carpeted flooring.

En-Suite

Shower cubicle, low level flush W.C and pedestal hand wash basin with mixer tap and splash back, fully tiled walls, radiator and carpeted flooring.

Bedroom Two

11' 6" max x 9' 1" (3.51m max x 2.77m)

Window to front, radiator and carpeted flooring.

Bedroom Three

6' 11" max x 10' 5" max (2.11m max x 3.17m max)

Window to rear, radiator and carpeted flooring.

Family Bathroom

Frosted window to front, panelled bath with mixer shower spray attachment, pedestal hand wash basin with mixer tap, low level flush W.C, extractor fan, part tiled walls, radiator and vinyl flooring.

Rear Garden

Your William H Brown office: 10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE

T 01449 614459 **E** stowmarket@williamhbrown.co.uk

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>> **room description**

Fence enclosed with side access gate, patio and laid to lawn areas, timber shed and outside tap.

Parking

Two outside parking spaces to front.

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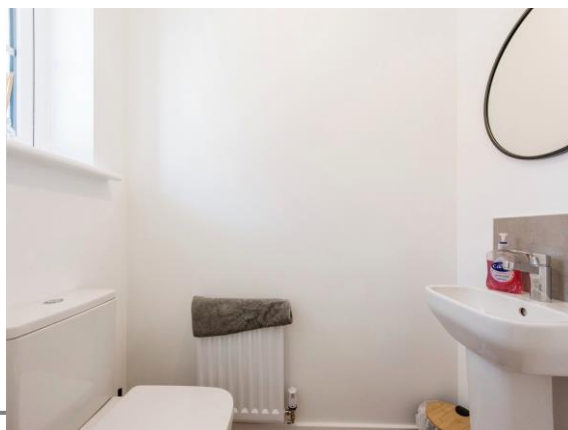
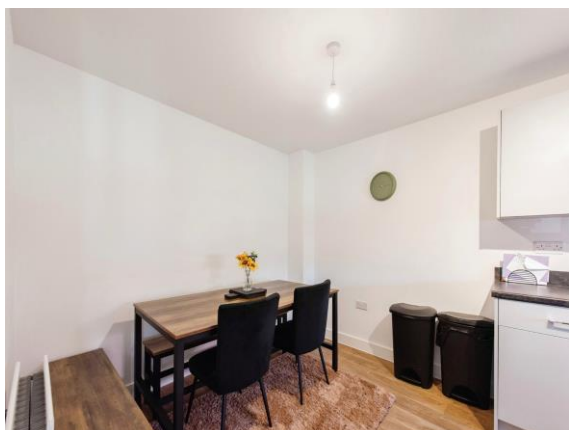
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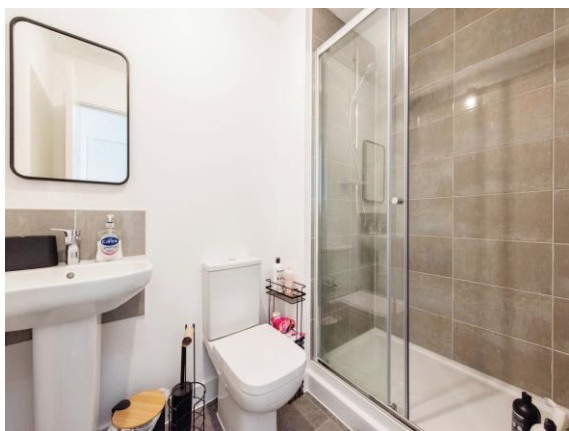
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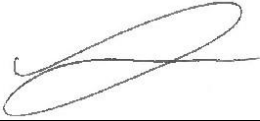
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>> floor plan



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.focalagent.com

>> approval

	Signature	Date
Jason Hydes		5/8/24
Miss A.J.T. Bloss		

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