









# welcome to

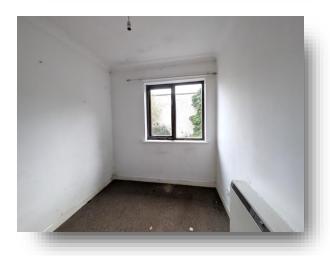
# **Sheringham Court, Stowmarket**

This first-floor apartment in Sheringham Court, Stowmarket requires updating and offers two bedrooms, kitchen, sitting room and bathroom. Outside there is a communal garden and allocated parking, ideal for first-time buyers or investors.













#### Accommodation Entrance Hall

With access to loft, built in cupboard, electric heater and carpet.

### Lounge

11' 9" x 14' 9" ( 3.58m x 4.50m ) Window to front, coved ceiling, tv point, electric heater and carpet.

#### **Kitchen**

8' x 13' 4" ( 2.44m x 4.06m )

Window to rear, fitted with a range of wall and base units with roll top work surfaces, stainless steel single with drainer and mixer tap, electric oven with hob and extractor over, space for appliances, coved ceiling, part tiled walls, electric heater and vinyl flooring.

#### **Bedroom One**

12' 8" x 7' 10" (  $3.86m \times 2.39m$  ) Window to front, built in cupboard, coved ceiling, electric heater and carpet.

#### **Bedroom Two**

7' 9" x 7' ( 2.36m x 2.13m ) Window to front, coved ceiling, electric heater and carpet.

#### **Bathroom**

Frosted window to side, panelled bath with electric shower over, edestal hand wash basin, low level wc, part tiled walls, electric heater and vinyl flooring.

### **Parking**

One allocated parking space is provided.





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## **Sheringham Court, Stowmarket**

- First floor apartment
- Two bedrooms
- Chain free
- Allocated parking
- Work required

Tenure: Leasehold EPC Rating: D

Council Tax Band: A 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.

# £125,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/SMK105083



Property Ref: SMK105083 - 0003 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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