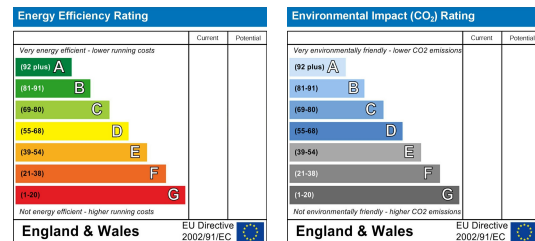




Ground Floor Plan 1:50



South West Elevation 1:100



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

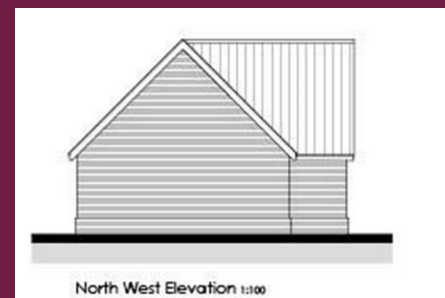
DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Proposed Dwelling to the rear of 96 Poplar Hill, Stowmarket, IP14 2AX

£100,000

HAMILTON SMITH are pleased to offer this building plot with FULL PLANNING permission for a one and a half storey dwelling. The plot is situated in a tucked away location in the Combs Ford area of Stowmarket. Permission has been granted for a detached chalet offering Cloakroom, Large Open Plan Sitting/Dining Room/Kitchen, Utility Room, Ground Floor Master Bedroom with En-Suite, 2 Large Bedrooms, Gardens. Mid Suffolk District Council Planning Reference: DC/21/00932.



North West Elevation 1:100



North East Elevation 1:100



South East Elevation 1:100

Proposed Dwelling to the rear of 96 Poplar Hill, Stowmarket, Suffolk, IP14

2ΔY

STOWMARKET:

Stowmarket is a small market town situated in Suffolk, England, on the busy A14 trunk road between Bury St Edmunds to the west and Ipswich to the southeast. The property is approximately just a 10 minute walk to the town and the train station. The town is on the main railway line between London and Norwich, and lies on the River Gipping, which is joined by its tributary, the River Rat, to the south of the town. The town takes its name from the Old English word stow meaning 'principal place', and was granted a market charter in 1347 by Edward III.

With front door leading to...

ENTRANCE HALL:

With built in cloaks cupboard, stairs to first floor, doors leading to...

CLOAKROOM:

With double glazed window to front aspect, low level W.C, wash hand basin.

OPEN PLAN SITTING ROOM/DINING ROOM/KITCHEN:

With two double glazed windows to rear aspect, doors to rear aspect, under stairs storage cupboard.

BEDROOM 1:

With double glazed window to front aspect, door leading to...

EN-SUITE:

With double glazed window to side aspect, fitted suite comprising shower cubicle, low level W.C, wash hand basin.

FIRST FLOOR

LANDING:

With two built in cupboards, doors leading to....

BEDROOM 2:

With double glazed window to front aspect.

BEDROOM 3:

With double glazed window to front aspect.

BATHROOM:

With suite comprising bath, low level W.C, wash hand basin.

OUTSIDE:

To the front of the property there is off road parking, there is an enclosed garden to the rear.

NEEDHAM MARKET OFFICE:

Unit 2, Old Town Hall, High Street, Needham Market. IP6 8AL. TO VIEW PLEASE CALL 01449 722242 or email needham@hamilton-smith.com

