



FLAT 2, 45 IPSWICH STREET, STOWMARKET

TO LET £825 PCM EXCL

**NP** NICHOLAS  
PERCIVAL

To let - £825 pcm

Holding Deposit - £190

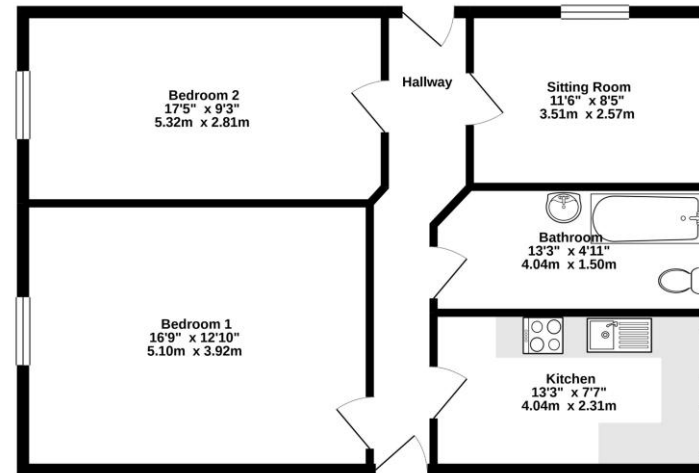
Deposit - £950

Council Tax: Mid Suffolk District Council Band A

EPC Band E50

A well presented and spacious two bedroom, first floor flat in the centre of Stowmarket.

Ground Floor  
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements

## Property

A communal entrance door leads into the stairway providing access to the flat's front door on the first floor. The entrance hallway provides access to all rooms including the bathroom room, kitchen, bedrooms and living room. The bathroom has white fittings including WC, hand basin and bath

The kitchen has a range of white base and wall units with plumbing for washing machine.

The bedrooms and living room provide very spacious accommodation. The property benefits from gas fired central heating.

## Outside

There is a bin storage area to the rear of the property, it will be the Tenants responsibility to act in accordance with Local Authority collection instructions There is no allocated parking with this property.

## Situation

The property is located in the centre of the town of Stowmarket, with a selection of shops, pubs and eateries close by..

## No Tenant Fees Applicable

A holding deposit of one week's rent will be required to secure the property, for further details, please contact the office.

## Viewings

Strictly by prior appointment through the Landlord's Letting Agent, Nicholas Percival. To arrange a viewing please contact 01206 563222 or [info@nicholaspercival.co.uk](mailto:info@nicholaspercival.co.uk)

**IMPORTANT:** we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. NICHOLAS PERCIVAL are proud to be members of;