

# BUCKS

PROPERTY AGENTS



## 23 Mere View Thompson Close, Haughley, Stowmarket, IP14 3GQ

Asking Price £75,000

- First Floor Self Contained Two Bedroom Apartment
- Over 55's
- Communal Lounge & Laundry Room
- Desirable Village Location
- Service Charges Payable
- Telephone Entry System
- Underfloor Heating Throughout
- On Site Hairdresser
- 75% Ownership
- No Upward Chain

## 23 Mere View Thompson Close, Stowmarket IP14 3GQ

Welcome to this charming retirement flat located on Mere View, Thompson Close in the picturesque village of Haughley, Stowmarket. This delightful two-bedroom first floor apartment is designed specifically for those aged over 55, offering a comfortable and secure living environment.

As you enter the property, you will appreciate the thoughtful layout that maximises space and light. The flat features a wet room, providing ease of access and convenience for residents. The warden-assisted service ensures that help is readily available, giving you peace of mind and a sense of community. Safety and security are paramount, and this property is equipped with a telephone entry system, allowing you to control access to your home with ease. The communal garden is a lovely feature, providing a serene outdoor space where you can relax, socialise with neighbours, or enjoy sitting outside on a warm summer day.

Haughley is a scenic village with lovely country walks and offers many amenities such as public house, hairdressers, restaurant, post office, bakery, primary school and is within easy access of the A14 providing links to Stowmarket and Bury St Edmunds.

This property presents an excellent opportunity for those seeking a peaceful and supportive living environment in their later years. Do not miss the chance to make this lovely flat your new home and book a viewing with us today.



Council Tax Band: B



#### **ENTRANCE:**

With communal entrance and gardens.

#### **Hallway:**

A spacious area with telephone entry system. Loft access, built in storage cupboards with shelving and housing the underfloor heating pipes.

#### **Cloakroom:**

With non slip flooring, low level WC, basin, shaver point and underfloor heating.

#### **Bedroom One:**

With window to rear and built in wardrobe with sliding doors.

#### **Wet Room- En Suite:**

With non slip flooring, low level WC, shower, shaver point, basin, tiled splashbacks and built in cupboard.

#### **Bedroom Two:**

With window to rear and built in wardrobe with sliding doors.

#### **Sitting Room:**

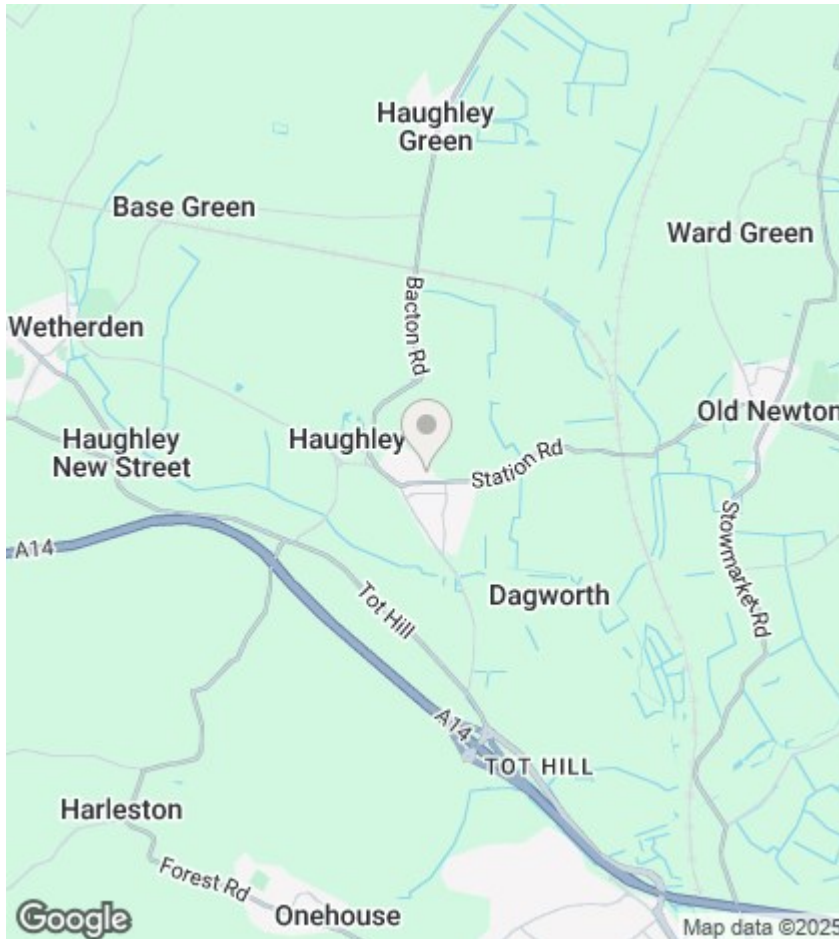
With bay window to rear, Juliette balcony and TV point. Opening into:-

#### **Kitchen:**

With range of high and low level units, worktops, tiles splashbacks sink and drainer. Electric oven at eye level, electric hob with extractor hood and fan, plumbing for washing machine and space for fridge freezer.

#### **Outside:**

There are well maintained gardens for all residents to enjoy.



## Directions

Head north-west on Thurlow Ct Restricted-usage road Turn left to stay on Thurlow Ct Restricted-usage road Turn right to stay on Thurlow Ct Restricted-usage road Turn right at the 1st cross street to stay on Thurlow Ct Restricted-usage road Turn left onto Bury St At the roundabout, take the 1st exit onto Bury Rd/A1308 At the roundabout, take the 2nd exit onto Tot Hill/A1308 At Tot Hill Jct, take the 3rd exit Turn right onto Fishponds Way Turn right onto Station Rd Turn left onto Turner Ln Continue onto Thompson Cl Turn right onto Mere Vw

## Viewings

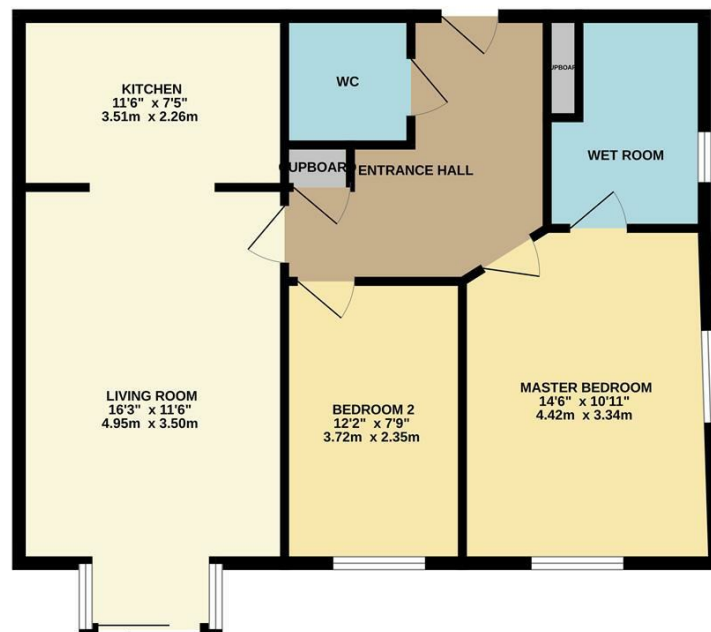
Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of writing.  
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