



Ridgeway, Stowmarket
IP14 1SW
£125,000 Leasehold

MaxwellBrown

Independent Property Agents

A good sized 1 bedroom ground floor garden flat, situated close to the high school, leisure centre and local amenities, within one mile of the town centre. The property benefits from an open planned kitchen/living room, bathroom, bedroom, Economy7 heating and double glazed windows. There is a good sized private rear garden and allocated parking space in an adjacent block to the rear.



Ridgeway, Stowmarket, IP14 1SW

Sealed unit double glazed door to:

Entrance Hall: Coved ceiling, doors to:

Bedroom: With double aspect sealed unit double glazed windows to front and side aspects, night storage heater.

Bathroom: White suite comprising panelled bath with shower mixer tap, curtain & rail, pedestal wash hand basin, low level flushing WC, ceramic tile flooring, 1/2 tiled walls, sealed unit double glazed window to side.

Lounge Area: 2 night storage heaters, sealed unit double glazed picture window and door to rear garden, coved ceiling, TV point, open through to kitchen area:

Kitchen Area: Fitted with oak effect fronted units and stone pattern effect worktops, with inset single drainer sink unit with mixer tap, cupboards and drawers under, eye level units, peninsular breakfast bar, cooker with extractor hood over, tiled splashbacks, ceramic tile flooring, plumbing for automatic washing machine, sealed unit double glazed window to rear, built-in double cupboard housing the hot water tank with immersion heater.

Outside:

There is a good sized rear garden with paved patio and lawn areas, enclosed by close boarded fencing, gates to side and rear, garden shed, allocated parking space to rear.

Services:

It is understood from the vendors that mains electricity and water and drainage services are connected to the property.

Council Tax Band A: payable to Mid Suffolk District Council

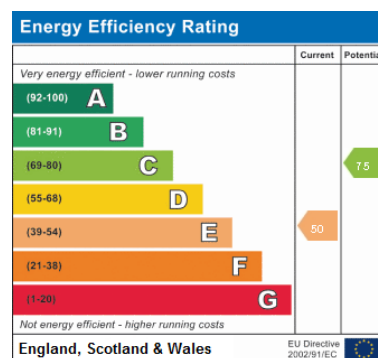
Broadband Speeds according to Ofcom:

Standard download 15Mbps

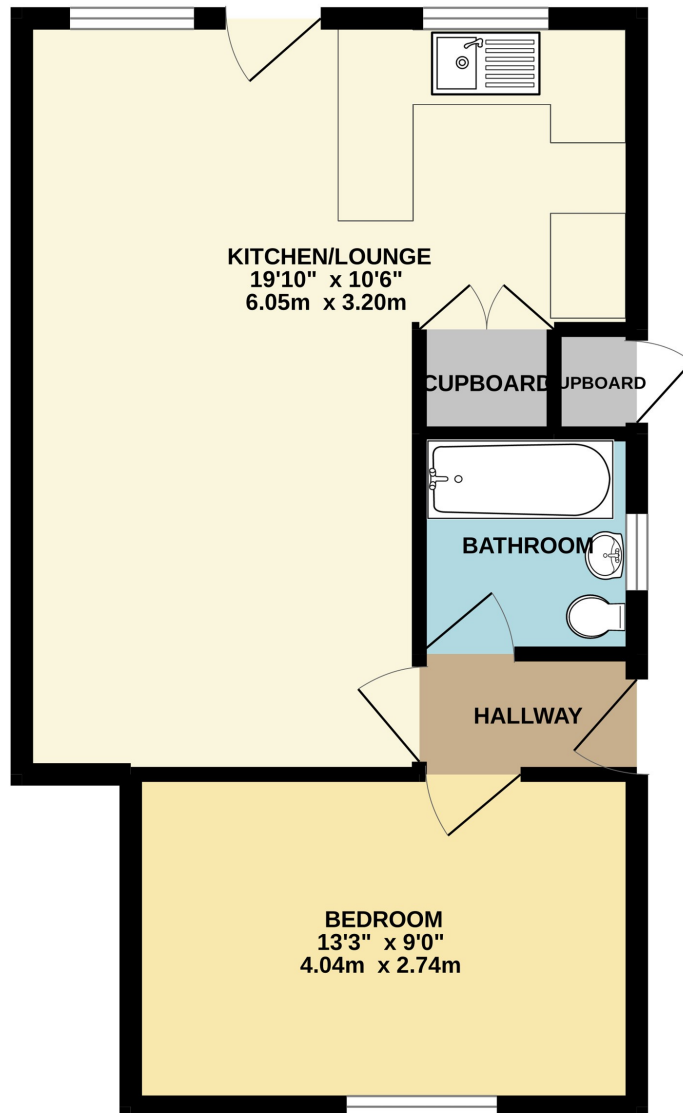
Superfast download 50Mbps

Lease Details: It is understood that the property is held on a lease with 949 years remaining. There is an annual charge of £300 for ground rent.

Agents Note: If purchased as an investment, we would estimate a rental of £750pcm should be achievable.



GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 436 sq.ft. (40.5 sq.m.) approx.

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 mis-statement. 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 as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales 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 buy, please contact us before viewing the property.

