



Ridgeway, Stowmarket
IP14 1SW
£775 pcm

MaxwellBrown

Independent Property Agents

To Let- Available immediately

A 1 bed Maisonette flat with views over the fields beyond, close to local amenities and within an easy walk of both the town centre and rail link to London, Liverpool Street. The property has lounge, fitted kitchen, double bedroom and bathroom and is fitted with double glazing and electric heating. Nearby allocated parking and open plan garden to the front .



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Sealed unit double glazed door to:

Entrance Hall:

Creda Radiator. Stairs to first floor landing:

Bedroom:

Sealed unit double glazed window to front. Electric Creda radiator, book shelving and open fronted wardrobe with shelves and a rail and curtains to the front;

Bathroom:

White suite comprising panelled bath with thermostatically controlled shower over, shower curtain and rail. Low level flushing toilet, pedestal wash basin, plunge plug and mixer tap. Fully tiled walls and floor. Extractor fan and sealed unit double glazed window to side:

Lounge:

Creda Radiator, television bracket, smart meter. Fitted grey book shelves. Sealed unit double glazed window to rear with views over the fields beyond. Door to:

Kitchen:

Fitted with a range of units comprising cream shaker units with cupboards, drawers and shelves under a black stone effect worktop. Tall larder and eye level units and Hotpoint slot in cooker. Bush fridge, Indesit freezer situated in double cupboard housing a lagged hot water tank fitted with an immersion heater with a Horstman timer. Resin one and a half bowl sink. Sealed unit double glazed window to rear with views over the fields beyond.

Outside:

The front garden is unfenced and planted with mature shrubs and laid to lawn. There is an internal store shed and allocated parking.

Services:

Mains water, electricity and drainage are understood to be connected to the property

Council Tax:

Band 'A' Mid Suffolk District Council

Broadband:

Maximum available download speeds.

Standard 14 Mbps

Superfast 47 Mbps

Available networks: Openreach

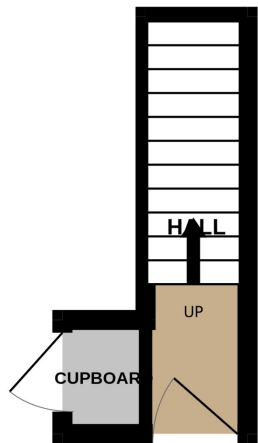
[Information source Ofcom.gov.uk](https://www.ofcom.gov.uk)

Agent's Note:

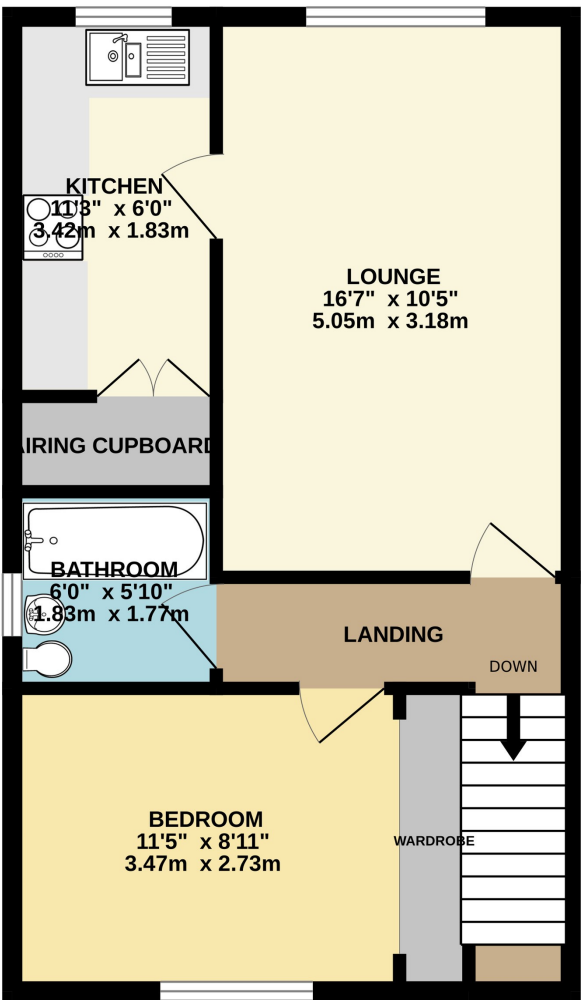
We are offering this property to rent on an initial 6 months Assured Shorthold Tenancy. Please note that interested applicants will be required to pay a £100 holding fee on application to secure the property subject to references, this will be used as part of the first months' rent. One month's rental value for the deposit will be required prior to the start date which will be held by the Deposit Protection Service and returned to the tenant should the property be left in good order and all bills paid.



GROUND FLOOR
45 sq.ft. (4.2 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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.

