



Town Green, Stowmarket
IP14 1SU

£160,000 Leasehold

MaxwellBrown

Independent Property Agents

A 2 bedroom retirement bungalow for the over 55s, situated within the purpose built Town Green development, which is located within walking distance of the centre of Stowmarket. Accommodation includes hall, sitting room, kitchen, 2 bedrooms and bathroom. Other benefits include no onward chain, own small private paved garden, electric heating, landscaped communal gardens, communal facilities, guest suite for family visitors, day time on-site warden, residents' parking.



Part Glazed Wooden Front Door into:

Entrance Hall: With a built-in storage cupboard, airing cupboard housing the hot water cylinder, electric storage heater, security intercom unit, loft hatch.

Lounge: With patio doors leading out to the private paved garden, modern electric Sunhouse storage heater, carpet flooring and door leading to kitchen.

Kitchen: Fitted with cream fronted units and worktops, inset stainless steel sink, cupboards and drawers under, eye level units, space for free standing cooker, tiled splashbacks, plumbing and space for automatic washing machine, space for fridge/freezer, window to front aspect, vinyl flooring. Electric pull cord wall heater and emergency pull cord.

Wetroom: Double glazed window to front aspect. Half tiled walls with pedestal wash hand basin, low level flush WC and Triton T50 electric shower. Sealed vinyl flooring with floor drain, handrails and seat. Heated towel rail, electric wall mounted fan heater and extractor fan.

Bedroom 1: Sunhouse electric storage heater, double glazed window to rear, carpeted flooring and emergency pull cord.

Bedroom 2: Sunhouse electric storage heater, double glazed window to rear, carpeted flooring.

Outside:

There is a small private paved garden to the rear of the property, shared washing line and bin store, plus landscaped communal gardens around the development and resident’s parking areas.

Services:

It is understood from the vendors that mains electricity, 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 16Mbps
- Superfast download 40Mbps
- Ultrafast download 1100 Mbps

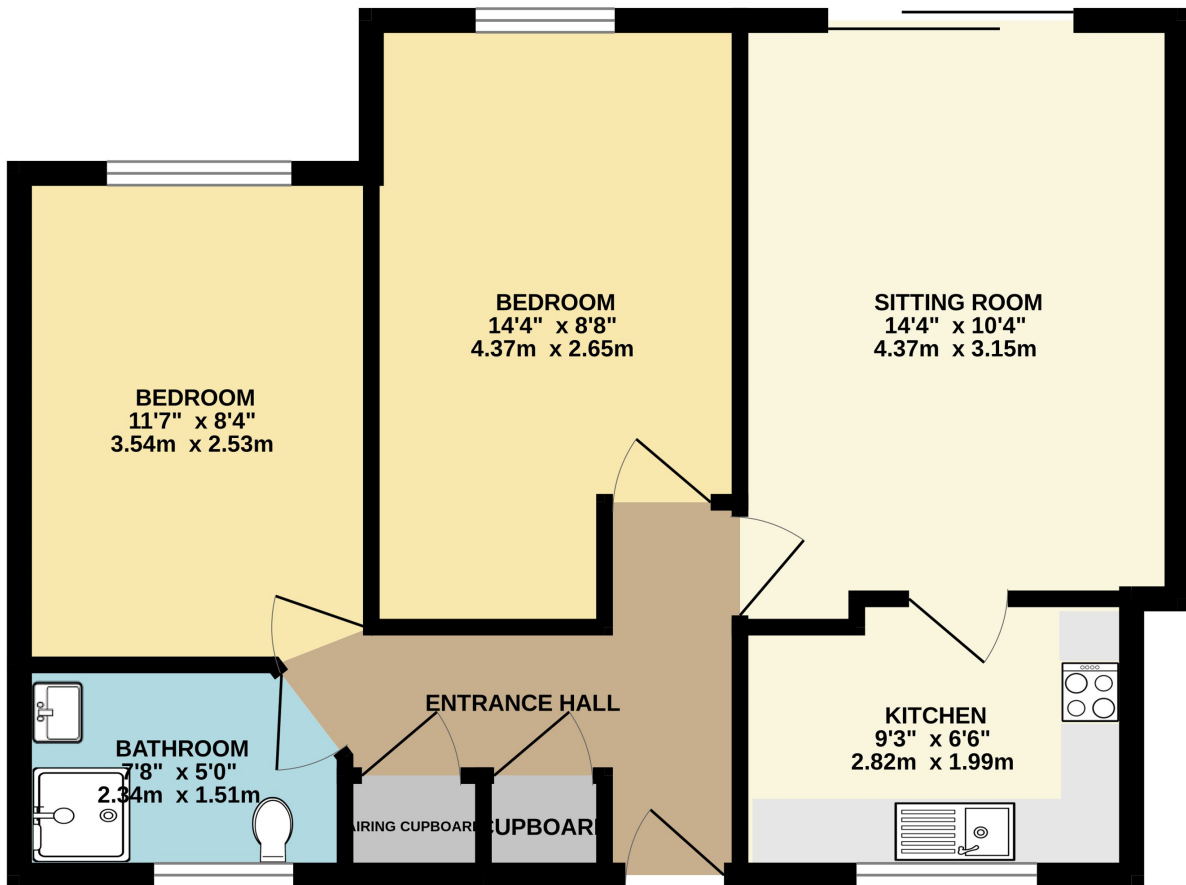
Lease Details: It is understood that the property is held on an 85 year unexpired lease from 2025. There is a current annual ground rent (2025) of £262.18 There is a current annual service charge (2025) of £2611.96, which includes building insurance, external maintenance of the property, maintenance of communal grounds, 24 hour emergency warden assistance.

EPC Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.9 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.

