



**Fuller Way, Stowmarket, IP14 1XJ**

**welcome to**

## **Fuller Way, Stowmarket**

Offered for sale at a discounted price this charming 2-bed end-terraced home is close to amenities, travel links & comes with NHBC warranty. Featuring an open plan kitchen/living area with French doors, enclosed garden & off road parking. Viewings highly recommended!

### **Accommodation**

\*\* Open market discount scheme properties are offered for sale to eligible purchasers at a discounted price of the full market value. This is not a shared ownership scheme and even though there is a discount on the sale price, the purchaser still owns 100% of the property. When you want to sell the property, you must do so on the same terms, which means you have to sell it with the same level of discount you received and to someone who meets the criteria for affordable housing.

### **Entrance Hall**

Part glazed front door, utility cupboard and wood laminate flooring.

### **Downstairs Cloakroom**

Frosted window to front, fitted with a suite comprising a pedestal hand wash basin with mixer tap and low level wc, part tiled walls, extractor fan, radiator and wood laminate flooring.

### **Kitchen / Living Room**

Window and French doors to rear, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, electric oven with gas hob and extractor over, integrated fridge freezer, radiator, stairs to first floor, wood laminate flooring and carpeted flooring.

### **Landing**

Access to loft, radiator and carpeted flooring.

### **Bedroom One**

Window to rear, radiator and carpeted flooring.

### **Ensuite**

Fitted with a suite comprising a shower cubicle, pedestal hand wash basin with mixer tap and low level wc, part tiled walls, extractor fan, radiator and vinyl flooring.

### **Bedroom Two**

Two windows to front, built in cupboard, radiator and carpeted flooring.

### **Family Bathroom**

Fitted with a suite comprising a panelled bath, pedestal hand wash basin with mixer tap and low level wc, extractor fan, part tiled walls, radiator and vinyl flooring.

### **Outside Rear Garden**

Fence enclosed with rear access gate, patio area, two off street parking spaces to rear.

### **Agents Note**

An estate management fee of £121.27 per annum is payable to Norwich Residential Management.



welcome to

## Fuller Way, Stowmarket

- \*\*Being sold with open market discount scheme\*\*
- 2-Bed End-Terraced Home
- Open Plan Kitchen/Living Area
- Two Off Road Parking Spaces
- NHBC Warranty Remaining

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

**£177,000**



Total floor area 63.7 m<sup>2</sup> (686 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



view this property online [williamhbrown.co.uk/Property/SMK105321](http://williamhbrown.co.uk/Property/SMK105321)



Property Ref:  
SMK105321 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01449 614459**



[stowmarket@williamhbrown.co.uk](mailto:stowmarket@williamhbrown.co.uk)



10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)