Byron Close, Stowmarket, IP14 1GB

william
h brown

welcome to

Byron Close, Stowmarket

Take a look at this modern two-bedroom ground floor flat in Stowmarket with NO CHAIN & NEW LEASE! Perfect for first time buyers and investors, close to amenities, schools, travel links and A14 and comes with a resident parking space. Call to book your viewing now!

Stowmarket

Stowmarket is a charming market town that beautifully blends historical allure with modern amenities. Known for its picturesque landscapes and welcoming community, this quaint town offers a perfect balance of rural tranquillity and urban convenience.

The town is home to several historic landmarks, including the magnificent St. Peter and St. Mary's Church and the Food Museum, which offers a fascinating glimpse into the region's past. The town centre retains its traditional charm, with a delightful mix of period architecture and modern buildings.

Regular local events, farmer's markets, and community gatherings foster a welcoming and inclusive atmosphere. The town's vibrant cultural scene includes theatres, art galleries, and musical performances that cater to diverse tastes and interests.

Stowmarket is well-connected, making it an attractive location for commuters. The town's railway station offers frequent services to London, Cambridge, and Norwich, ensuring that residents can easily access major cities for work or leisure. Additionally, the nearby A14 provides convenient road links to the rest of the country.

The town offers a variety of amenities, supermarkets, and a range of local shops and boutiques. Stowmarket's educational facilities are highly regarded, with several primary and secondary schools available to residents. Additionally, healthcare services are readily accessible, with local clinics and a hospital nearby.

Communal Entrance

The building is entered via a security door allowing access to the front door.

Accommodation

Entrance Hall

Coved ceiling, entrance phone, airing cupboard, radiator and carpeted flooring.

Living/Dining Room

16' 4" x 9' 9" (4.98m x 2.97m)

Window to front, coved ceiling, two radiators and carpeted flooring.

Kitchen

9' 9" x 9' 1" (2.97m x 2.77m)

Window 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 hob and cooker hood over, coved ceiling, part tiled walls, space for appliances and vinyl flooring.

Bedroom One

10' 8" x 10' 4" (3.25m x 3.15m)

Window to front, coved ceiling, radiator and carpeted flooring,

Bedroom Two

10' 1" x 10' 4" (3.07m x 3.15m)

Window to front, coved ceiling, radiator and carpeted flooring.

Bathroom

Frosted window to rear, fitted with a suite comprising a panelled bath with shower over and screen, pedestal hand wash basin with mixer tap and low level WC, coved ceiling, part tiled walls, extractor fan, radiator and vinyl flooring.

Agents Notes
The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Service charge is approximately £900 per annum.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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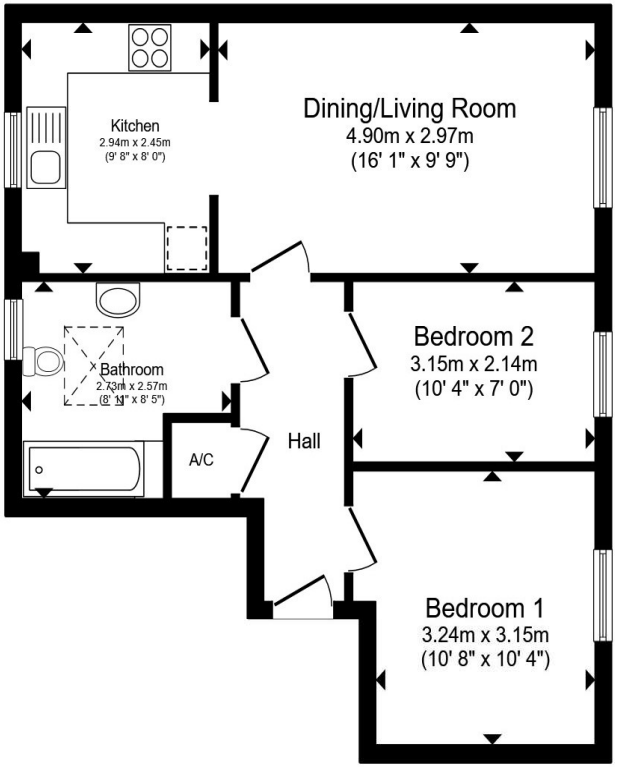
- Modern Ground Floor Flat
- Two Bedrooms
- Kitchen With Ample Space For Appliances
- One Resident Parking Space & Visitors
- Close to Amenities, Schools, Travel Links & A14

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 900.00
Ground Rent: Ask Agent
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Total floor area 52.1 m² (561 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

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The Property Ombudsman

Property Ref:
SMK105575 - 0004

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.

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