



**Gipping Place, Stowmarket, IP14 1JW**

**welcome to**

## **Gipping Place, Stowmarket**

A well presented two bedroom ground floor flat located on the popular Gipping Place development, within a short distance from amenities and a short drive to A14 access. With NO ONWARD CHAIN we highly recommend viewings.

### **Gipping Place Entrance Hall**

Entrance door to the front, cupboard, doors to, living room, bathroom and both bedrooms.

### **Living Room**

Windows and patio doors to the rear, carpets, radiator.

### **Kitchen**

Window to the rear, wall and base mount units, worktops, sink and drainer, space for cooker and washing machine, tile effect flooring.

### **Bathroom**

Window to the front, floor to ceiling tiles, bath with an electric shower, extractor fan, WC, vanity sink with mixer tap.

### **Bedroom One**

Window to side and rear, carpet and radiator.

### **Bedroom Two**

Window to the side. carpet and radiator.

### **Parking**

One allocated parking space.



welcome to

## Gipping Place, Stowmarket

- NO CHAIN
- Two Bedroom Ground Floor Flat
- Spacious Living Room With Patio Doors To The Rear
- Fitted Kitchen
- One Allocated Parking Space

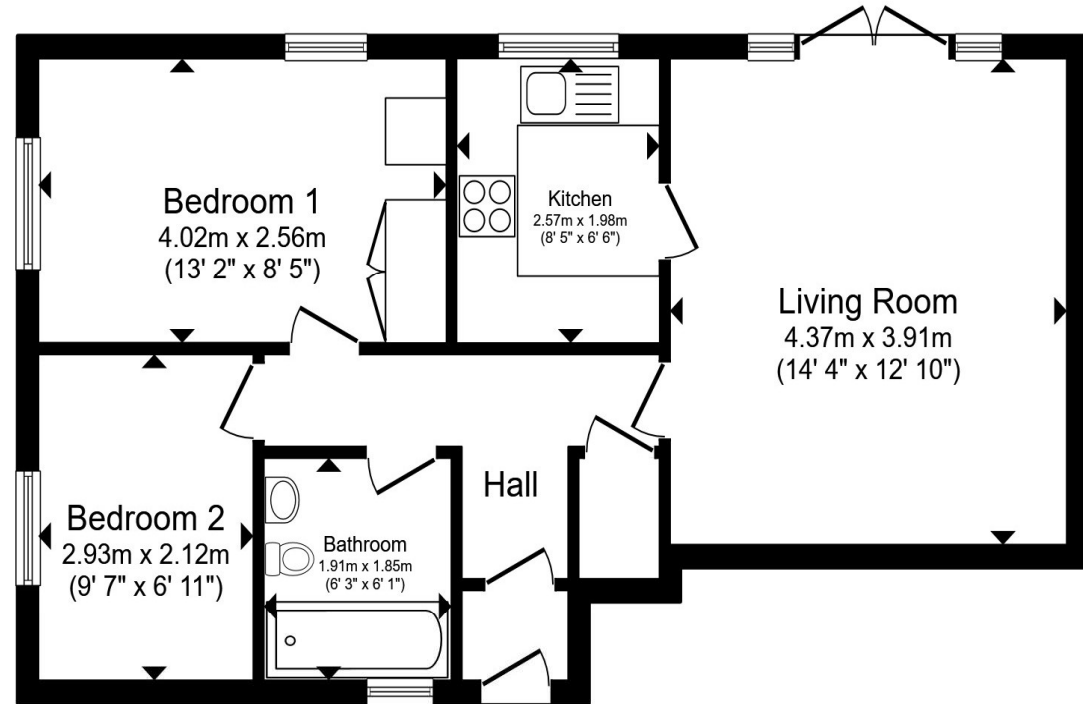
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 962.00

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 06 Jul 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £120,000



Floor Plan

Total floor area 50.9 m<sup>2</sup> (548 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



view this property online [williamhbrown.co.uk/Property/SMK105106](http://williamhbrown.co.uk/Property/SMK105106)



Property Ref:  
SMK105106 - 0013

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



10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE



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