



Town Green, Stowmarket, IP14 1SU

welcome to

Town Green, Stowmarket

- Over 55's retirement development
- One bedroom bungalow
- No onward chain
- Own garden
- Communal parking available

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 2889.78

Ground Rent: 262.18

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000

view this property online williamhbrown.co.uk/Property/SMK105206



Property Ref:

SMK105206 - 0009

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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Accommodation

Entrance Hall

The property is entered through a part glazed front door with built in cupboard, airing cupboard, coved ceiling, electric heater and carpet.

Lounge

10' 4" x 14' 11" (3.15m x 4.55m)

Patio door to rear, coved ceiling, tv point, electric heater and carpet.

Kitchen

5' 10" x 7' 10" (1.78m x 2.39m)

Window to front, base roll units, stainless steel single sink with drainer, space for cooker, fridge freezer, washing machine, coved ceiling part tiled walls and vinyl flooring.

Bedroom One

9' 1" x 14' 7" max (2.77m x 4.45m max)

Window to rear, access to loft, built in wardrobe, coved ceiling, electric heater and carpet.

Wet Room

Frosted window to front, low level wc, wall mounted sink, shower, electric heater, coved ceiling, extractor, part tiled walls and vinyl flooring.

Outside

Rear Garden

Fence enclosed with rear access gate, patio area, raised beds and timber shed.



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