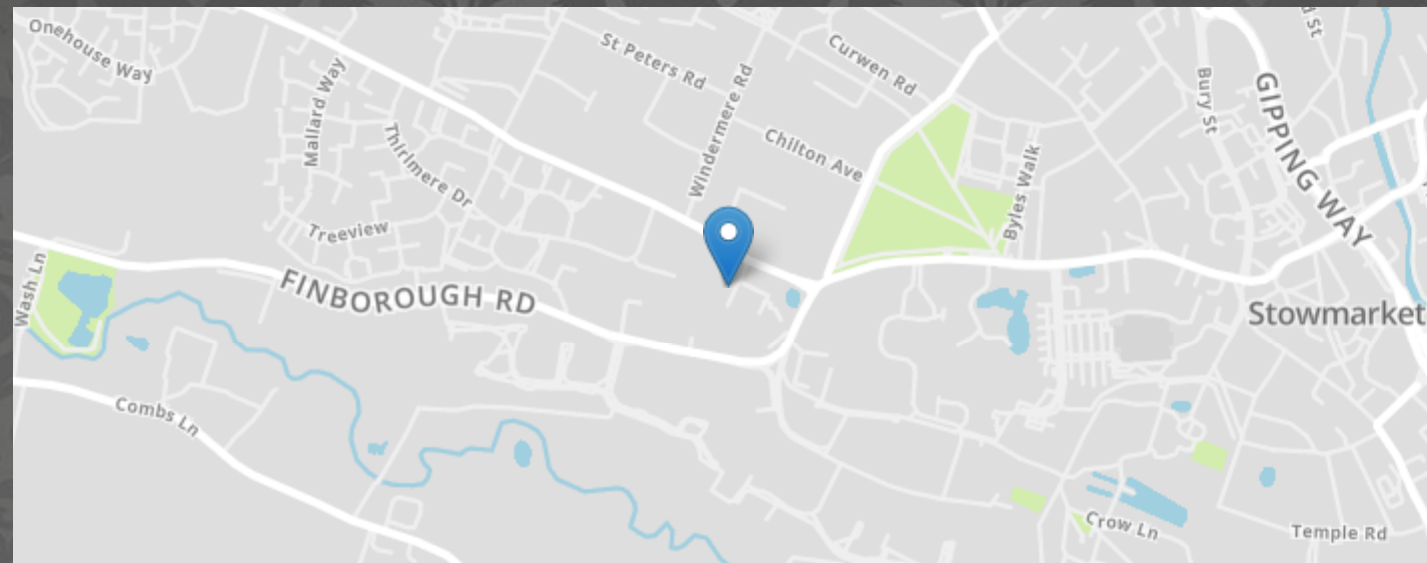


## Town Green, Stowmarket



- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES AND BUS ROUTES
- WARDEN ASSISTED
- COUNTRYSIDE VIEWS
- RETIREMENT BUNGALOW
- COMMUNAL PARKING
- OVER 55'S RETIREMENT DEVELOPMENT

# MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# MARKS & MANN



## Town Green, Stowmarket

\*\*\*NO ONWARD CHAIN\*\*\*

Welcoming to market this TWO BEDROOM semi-detached RETIREMENT PROPERTY located within the popular retirement complex within Stowmarket. This bungalow offers a spacious reception area with separate kitchen, two double bedrooms with FITTED WARDROBES, main shower room and two storage cupboards. This property has a great position within the complex offering COUNTRYSIDE and pond views which usually has local wildlife and nature attending. There are communal gardens surrounding the plot offering space for seating if desired. EASY ACCESS to local amenities and bus routes.

**£170,000 Guide Price**



Town Green, Stowmarket

Entrance

Good size entrance hall with two built-in storage cupboards. Carpet.

Reception

Good size reception area with fitted carpet and neutral decor. Double glazed sliding doors. Storage heater. The reception offers space for living and dining.

Kitchen

The kitchen is filled with natural light with a double glazed window to the front aspect, the window overlooks the pond feature. There is lino flooring and neutral décor. Fitted floor and overhead units with splash back tiles. There is an integrated oven with electric hob top and overhead extractor fan. Space and plumbing for a washing machine and fridge/freezer.

Bedroom One

Double bedroom with ample fitted storage units including drawers, cupboards and full length wardrobes. Neutral décor and fitted carpet. Double glazed window to the rear aspect. Emergency pull cord. Storage radiator.

Bedroom Two

Second double bedroom with fitted full length wardrobes. This room has a double glazed window to the side aspect overlooking the side gardens. Fitted carpet. Neutral décor. Storage heater.

Shower Room

Good size shower room with three piece suite to include walk-in shower with step to the front, WC and wash basin. Partly tiled walls with neutral décor surrounding. NEW lino flooring added. Extractor fan. Double glazed frosted window to the front aspect.

Outside

Pathway leading to the front entrance with porchway and outside light. There is plenty of laid to lawn areas surrounding the property providing space for seating if desired.

Important Information

Tenure – Leasehold  
Services – We understand that electricity, water and drainage are connected to the property.  
Council tax band - A  
EPC rating - TBC  
Charges per annum - £2,600.

Disclaimer

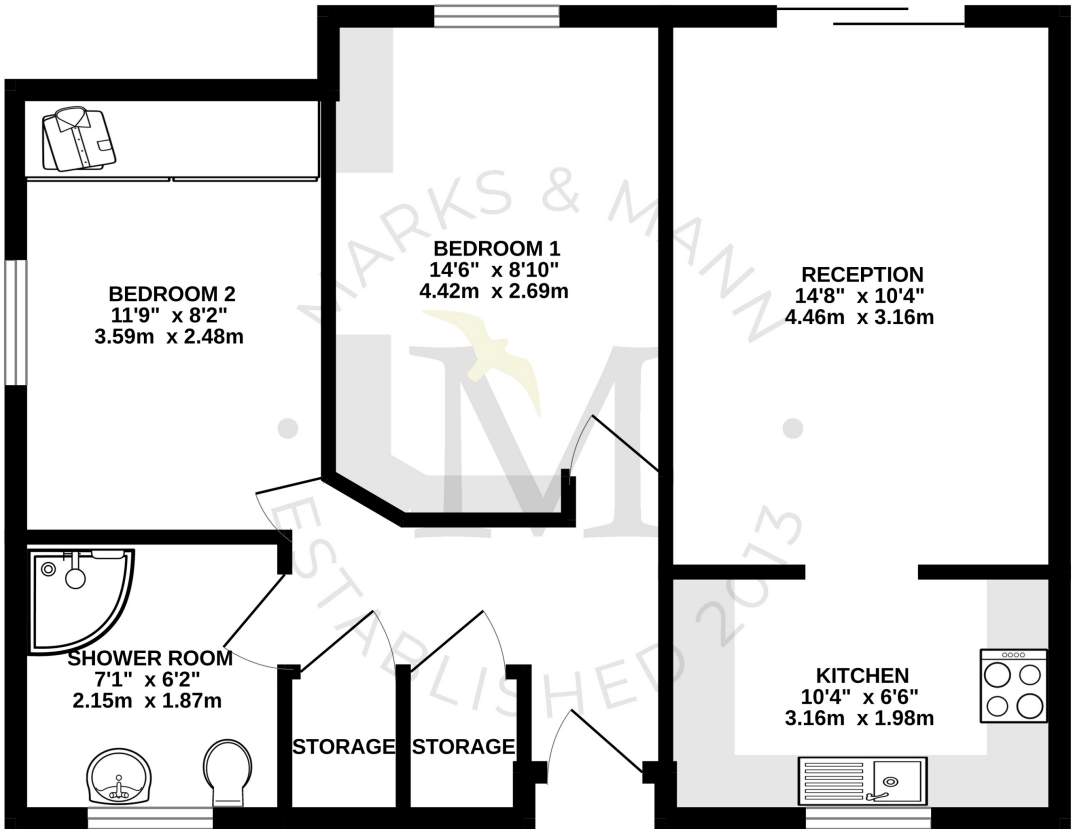
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Anti 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 will be no delay in agreeing the sale.

Town Green, Stowmarket

GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.7 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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The above floor plans are not to scale and are shown for indication purposes only.

