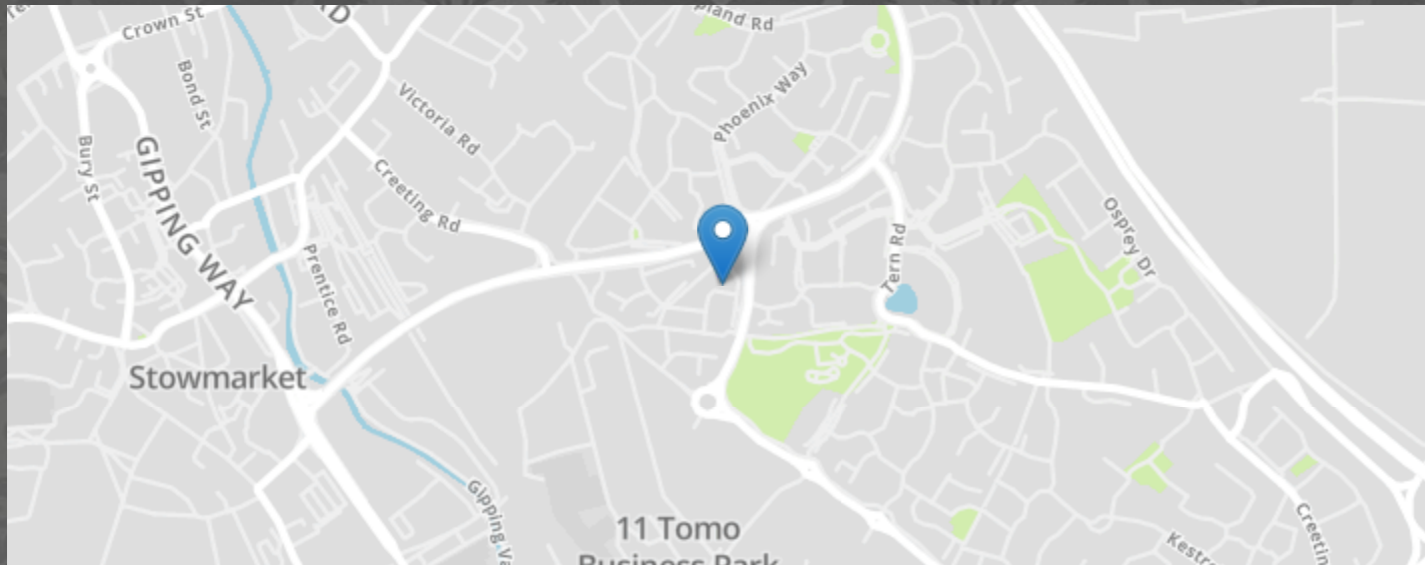


Nuthatch Close, Stowmarket



- FIRST FLOOR APARTMENT
- OPEN PLAN LOUNGE / DINER & KITCHEN AREA
- WALKING DISTANCE TO STOWMARKET TRAIN STATION
- JULIET BALCONY TO BEDROOM ONE
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- LEASEHOLD
- TELECOM ENTRY SYSTEM

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MARKS & MANN



Nuthatch Close, Stowmarket

Situated on the popular Cedars Park development is this sizeable first floor apartment. Well presented throughout the property boasts a spacious open plan living, dining and kitchen area, there are two double bedrooms with bedroom one benefiting from built in wardrobes, and a bathroom. There are double glazed windows throughout the property and electric radiator heating. The property benefits further from allocated parking and access to the communal bike storage.

The property is conveniently located within walking distance to Stowmarket town centre and train station which offers direct links to London Liverpool Street, along with easy access to the A14 trunk road.

The property would make a fantastic first time purchase or investment property, and early viewing is HIGHLY recommended!

£160,000

Nuthatch Close, Stowmarket

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Entrance Hallway

Telephone intercom. Storage cupboard. Airing cupboard with water tank.

Lounge/ Diner

5.91m x 3.14m (19' 5" x 10' 4")
Two double glazed windows to front and one double glazed window to side. T.V. and Telephone point. Two electric radiators. Coving. Opening to:

Kitchen

2.89m x 1.91m (9' 6" x 6' 3")
Double glazed window to side. Range of wall and floor mounted units. Laminate work surface. Integrated oven and hob with extractor hood over. Stainless steel sink with 1 1/2 drainer. Plumbing for washing machine and dishwasher. Space for fridge/freezer.

Bedroom One

3.31m x 3.09m (10' 10" x 10' 2")
Double glazed French doors with Juliette balcony. Built in wardrobes with sliding mirror doors. Electric radiator. Coving.

Bedroom Two

3.30m x 3.20m (10' 10" x 10' 6")
Two double glazed window to side. Electric radiator.

Bathroom

2.05m x 1.6m (6' 9" x 5' 3")
Low level W.C. Bath with shower attachment over. Pedestal wash basin. Part tiled walls. Extractor fan.

Parking

The property benefits from one allocated off road parking space and access to the communal bike storage rack.

In the parking area there are also 2 visitor spaces.

Agents Note

This property is leasehold and has approximately 109 years remaining. The ground rent is currently approximately £200 per annum. The service charges are currently approximately £1500 per annum.

Please note the annual charges are subject to change.

Disclaimer

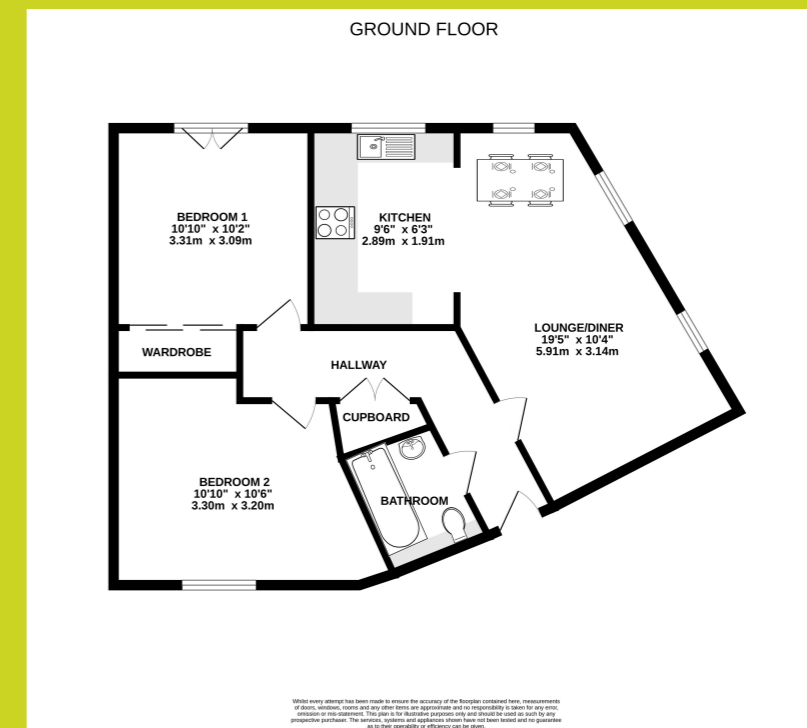
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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.

Council tax band:

At the time of instruction the council tax band for this property is band B.



The above floor plans are not to scale and are shown for indication purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	