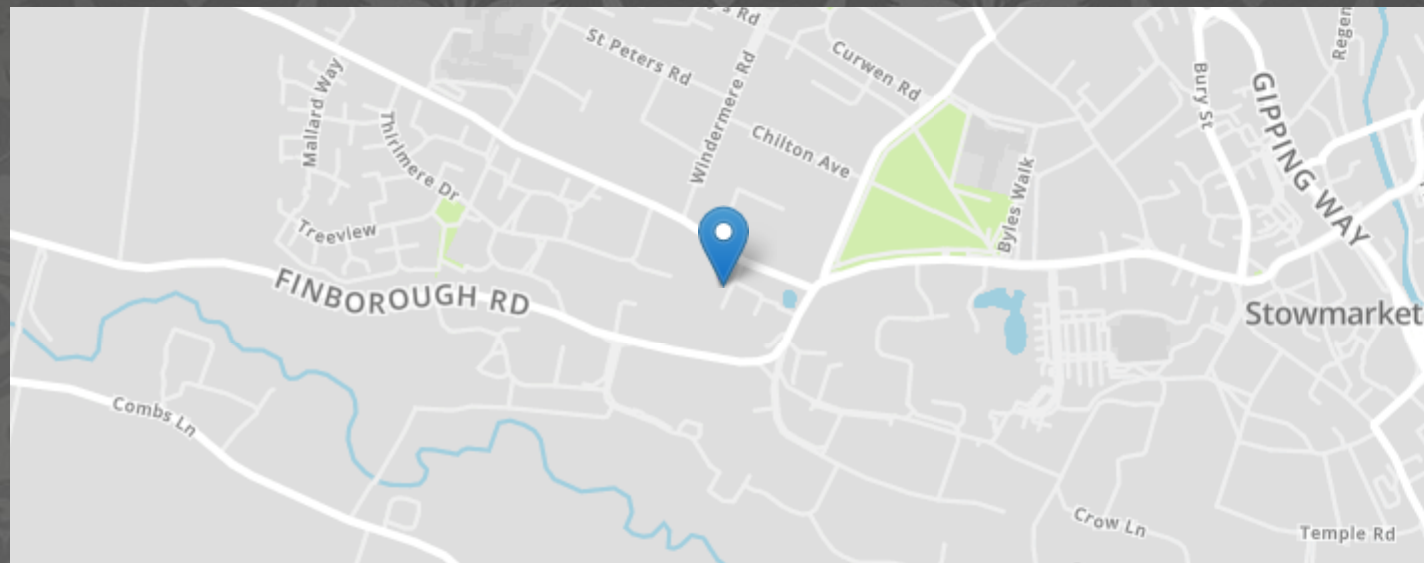


Town Green, Stowmarket



- PRIVATE REAR GARDEN
- TWO BEDROOMS
- WALKING DISTANCE FROM STOWMARKET TOWN CENTRE
- NO ONWARD CHAIN
- RETIREMENT BUNGALOW
- SHOWER ROOM
- WELL PRESENTED

MARKS & MANN

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

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Town Green, Stowmarket

With a PRIVATE REAR GARDEN AND CONSERVATORY this two bedroom over 55's retirement bungalow, is rarely available and one not to be missed!! Situated at the popular Town Green Retirement Development in Stowmarket, the bungalow is within walking distance to the town centre and amenities. Comprising of entrance hall, kitchen, lounge, conservatory, two bedrooms and shower room. The property is well presented throughout and benefits from double glazed windows, electric heaters and emergency pull cords.

Early viewing is HIGHLY recommended!

£190,000

Town Green, Stowmarket

Front Garden

Stone borders. Path leading to front door.

Hallway

Built in cupboard. Airing cupboard. Loft access.

Lounge

4.85m x 3.12m (15' 11" x 10' 3")

Patio doors to rear. Electric fireplace. Electric heater. Coved ceiling.

Kitchen

2.70m x 2.20m (8' 10" x 7' 3")

Double glazed window to front. Range of wall and floor mounted units.

Laminate worktop. Stainless steel sink. Extractor hood. Cooker point. Space for fridge/freezer. Plumbing for washing machine. Part tiled.

Conservatory

2.85m x 2.32m (9' 4" x 7' 7")

Door to rear. Electric panel heater.

Bedroom One

4.35m x 2.67m (14' 3" x 8' 9")

Double glazed window to rear. Electric heater.

Bedroom Two

2.61m x 1.99m (8' 7" x 6' 6")

Double glazed window to front. Electric heater.

Shower Room

Double glazed window to side. Low level W.C. Vanity unit with basin. Walk in shower. Part tiled. Electric fan heater.

Rear Garden

Sizeable rear garden mainly paved patio with stone borders. Trees and shrubs. Outside light. Shed. Side gate.

Agents Note

Service charges: £2300 P/A

Ground rent: £260 P/A

Please note charges are subject to change.

Length of lease TBC.

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.

Useful Information

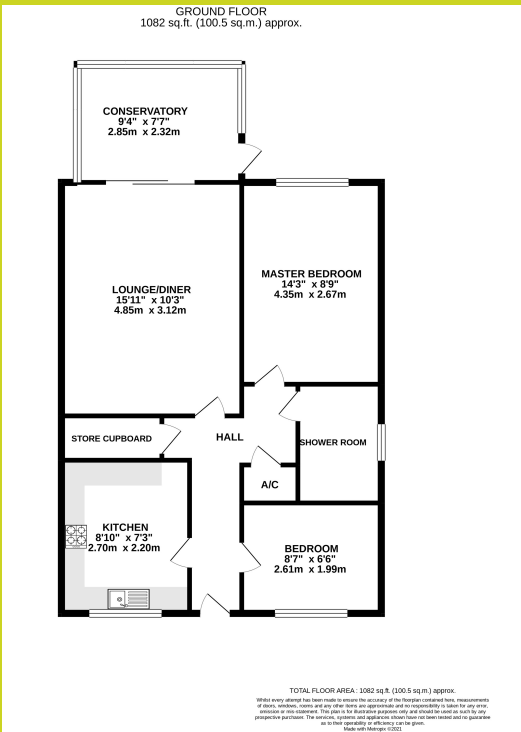
Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit : www.rightmove.co.uk/broadband-speed-in-my-area for this information.

Council tax band:

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



Town Green, Stowmarket



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