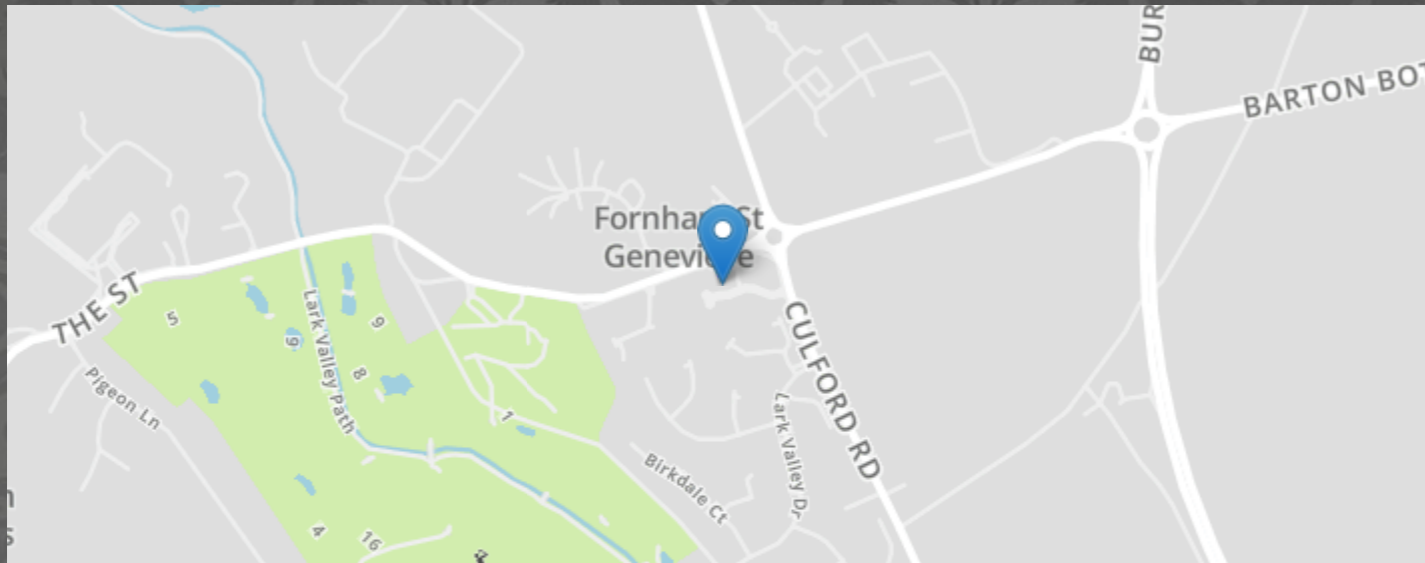


Oak Close, Fornham St Martin, Bury St Edmunds



MARKS & MANN



- GROUND FLOOR APARTMENT
- COMMUNAL PARKING (NOT ALLOCATED)
- COMMUNAL GARDENS
- DOUBLE BEDROOM



Oak Close, Fornham St Martin, Bury St Edmunds

Marks and Mann are proud to present this spacious one bedroom ground floor flat, Internally the property benefits from a porch, a spacious living room facing the front of the property, a small hallway with storage cupboard leading to bathroom, a well appointed galley kitchen and good sized double bedroom. Externally the property benefits from a small decked seating area to the front adjacent to the porch and communal gardens and parking.

ALL FIRST TIME BUYERS VIEWING HIGHLY ADVISED.

MARKS & MANN

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Website www.marksandmann.co.uk

£139,000

Oak Close, Fornham St Martin, Bury St Edmunds

Front

Own entrance with small decked seating area adjacent. Communal gardens and carpark.

Porch

Double glazed front door to side, Double glazed window to front.

Lounge

3.8m x 3.8m (12' 6" x 12' 6") Double glazed window to front, leading to hallway, storage heater.

Kitchen

4m x 1.7m (13' 1" x 5' 7") Double glazed window to rear, stainless steel sink. Electric cooker, beko washer/dryer and beko fridge/freezer all to remain. Laminate work surfaces with cupboards over and under. Vinyl flooring.

Bathroom

2m x 1.5m (6' 7" x 4' 11") Double glazed window to side, Vinyl flooring, floor mounted sink, low level WC, bath with shower above.

Bedroom

4m x 2.7m (13' 1" x 8' 10") Double glazed window to rear, space for built in wardrobe.

Agents Notes

£134 PCM combined ground rent and service charge.
78 years remaining on lease.

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.

SCHOOL ADMISSIONS

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

USEFUL INFORMATION

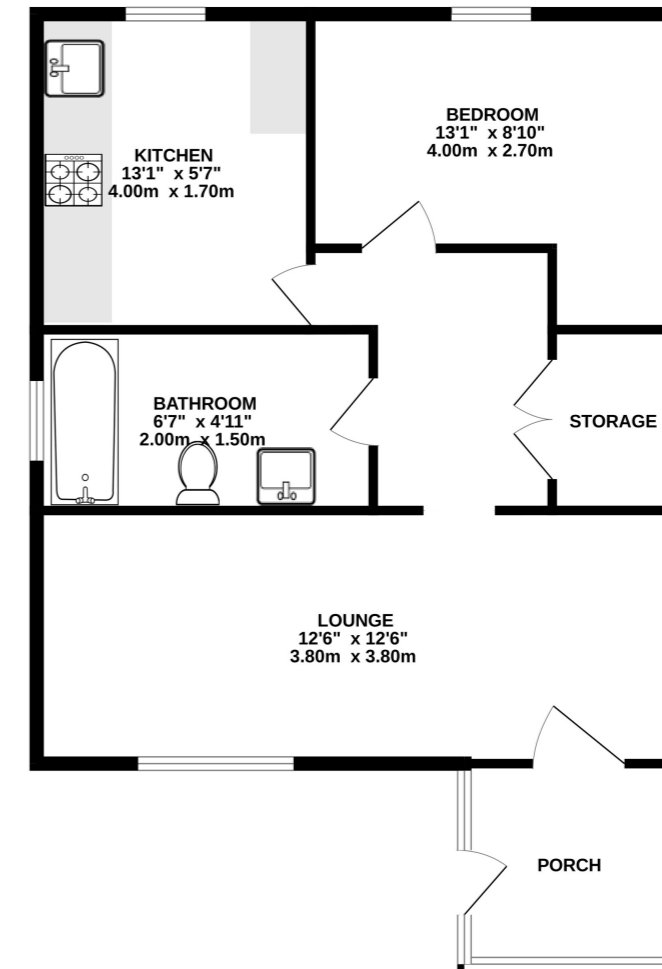
Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit : www.rightmove.co.uk/broadband-speed-in-my-area for this information.

COUNCIL TAX BAND

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

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GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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.
Made with Metropix 62023



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+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	