### **Ridgeway, Stowmarket**







- NO ONWARD CHAIN
- PRIVATE GARDEN TO THE SIDE
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING THROUGHOUT
- TWO BED GROUND FLOOR FLAT
- ALLOCATED CAR PARKING
- FOR SALE BY MODERN AUCTION -
- T & C'S APPLY
- CLOSE TO LOCAL AMENITIES





## **Ridgeway, Stowmarket**

Offered for sale is this GROUND FLOOR two bedroom flat, allocated parking, and partially enclosed garden. The flat comprises of a Kitchen, spacious lounge, two double bedrooms and a bathroom. Offered with NO ONWARD CHAIN by MODERN METHOD OF AUCTION.

# MARKS & MANN

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£105,000 Offers in Excess of

## **Ridgeway, Stowmarket**

#### Hallway

Plastered ceiling, overhead lighting, airing cupboard and carpeted flooring.

#### **Living Room**

#### 5.86m x 2.97m (19' 3" x 9' 9")

Plastered ceiling, overhead lighting, warm air heating vent, side aspect UPVC double glazed window and carpeted flooring.

#### **Kitchen**

#### 2.56m x 2.36m (8' 5" x 7' 9")

Plastered ceiling, overhead lighting, warm air heating vent, side aspect UPVC double glazed window, built in cupboard and vinyl flooring. Kitchen consists of base and eye level units, integrated sink drainer and space for a fridge freezer, cooker and washing machine.

#### **Bedroom One**

#### 3.94m x 2.94m (12' 11" x 9' 8")

Plastered ceiling, overhead lighting, side aspect UPVC double glazed window, warm air heating vent and carpeted flooring.

#### **Bedroom Two**

#### 2.94m x 2.63m (9' 8" x 8' 8")

Plastered ceiling, overhead lighting, side aspect UPVC double glazed window, warm air heating vent and carpeted flooring.

#### Bathroom

Three piece bathroom with plastered ceiling, overhead lighting, front aspect UPVC double glazed obscured window, warm air heating vent, tiled flooring.

#### Outside

To the front of the property is a small lawned area with shrubs and a path leading up to the front door. The garden is to the side of the property and is mainly laid to lawned enclosed partly by a wood fence with an assortment of shrubs. There is one allocated off road parking space.

#### **ADDITIONAL INFORMATION**

#### Important Information

Tenure - Leasehold -Services - We understand that mains gas, electricity, water and drainage are connected to the property. Council Tax Band - A **EPC** Rating -Our Ref: SM

#### Location

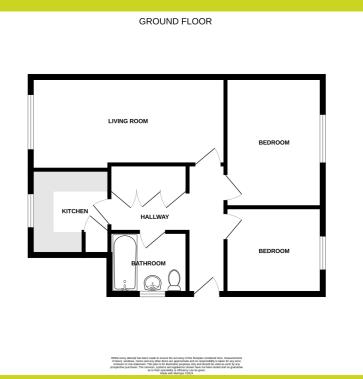
Stowmarket is a popular market town located in 'The Heart of Suffolk' between the historic town of Bury St. Edmunds and the county town Ipswich. The town itself benefits from a wide range of amenities and facilities together with main line rail links with London's Liverpool Street station and fast access to the A14.

#### Directions

Using a Satnav, please use IP14 1SW as the point of destination.

#### 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.



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













#### Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.