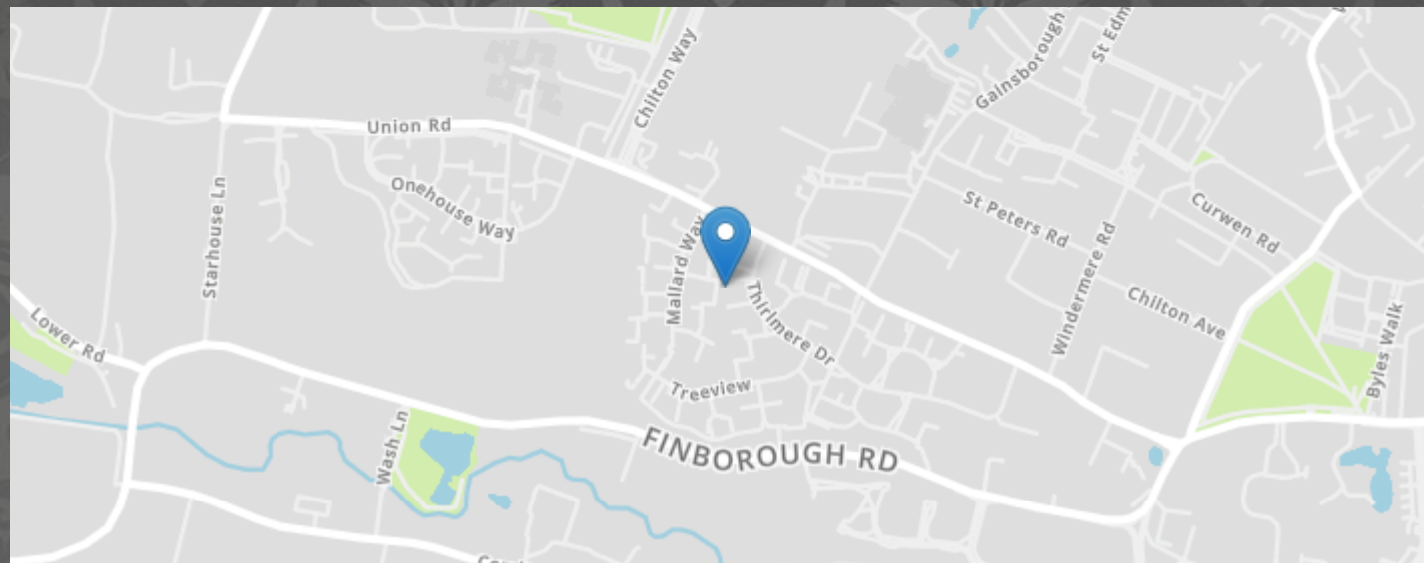


## Drake Close, Stowmarket



- PRIVATE GARDEN
- NO ONWARD CHAIN
- DOUBLE GLAZED THROUGHOUT
- POPULAR AREA OF STOWMARKET
- MODERN METHOD OF SALE
- ALLOCATED CAR PARKING SPACE
- FIRST FLOOR FLAT
- COUNCIL TAX BAND A
- INVESTMENT OPPORTUNITY

# MARKS & MANN

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contactstowmarket@marksandmann.co.uk

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

# MARKS & MANN



## Drake Close, Stowmarket

Marks and Mann are pleased to present to the market this NO ONWARD CHAIN first floor one bedroom flat providing a good-sized PRIVATE GARDEN and one ALLOCATED PARKING space. The property offers a GREAT INVESTMENT OPPORTUNITY or for residential living with good access to transport links and local amenities. This flat benefits from GAS CENTRAL HEATING via radiators and double glazed windows throughout. There is a secure communal entrance. The living area offers spacious accommodation along with a fitted kitchen, double bedroom and three piece suite bathroom. Sold via the Modern Method of Auction.

INVESTMENT BUYERS can look to achieve a rental yield of 6.69%.

**£115,000 Offers in Excess of**



Drake Close, Stowmarket

Lounge/Diner

3.40m x 4.56m (11' 2" x 15' 1")  
Double glazed window to front, fitted carpet, radiator, opening to kitchen.

Kitchen

1.79m x 3.40m (5' 10" x 11' 2")  
Double glazed window to side, integrated four burner gas hob, integrated oven, space for washing machine, space for fridge/freezer, part tiled walls, eye level and under counter cupboards, inset sink with drainer, fitted vinyl flooring.

Bedroom One

2.83m x 3.80m (9' 3" x 12' 7")  
Built-in wardrobe, double glazed window to front, fitted carpet, radiator.

Bathroom.

1.79m x 2.02m (5' 10" x 6' 7")  
Double glazed window to side, pedestal basin, bath with shower overhead, part tiled walls, wc, fitted laminate flooring, airing cupboard with storage space and gas combination boiler.

Outside

Private garden laid to lawn with shed and washing line, one allocated parking space, unrestricted on-street parking.

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 - C

Auctioneers comments

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Location

Located in a popular area of Stowmarket, this property has good links to the A14 and A12, as well as Stowmarket train station which provides a direct link into London Liverpool Street. With lots of local amenities in and surrounding Stowmarket, this property is very well connected. Located a short walk away there are several bus stops providing connections into Ipswich Town and Bury St Edmunds.

Directions

Using a SatNav, please use IP14 1UP as the point of destination.

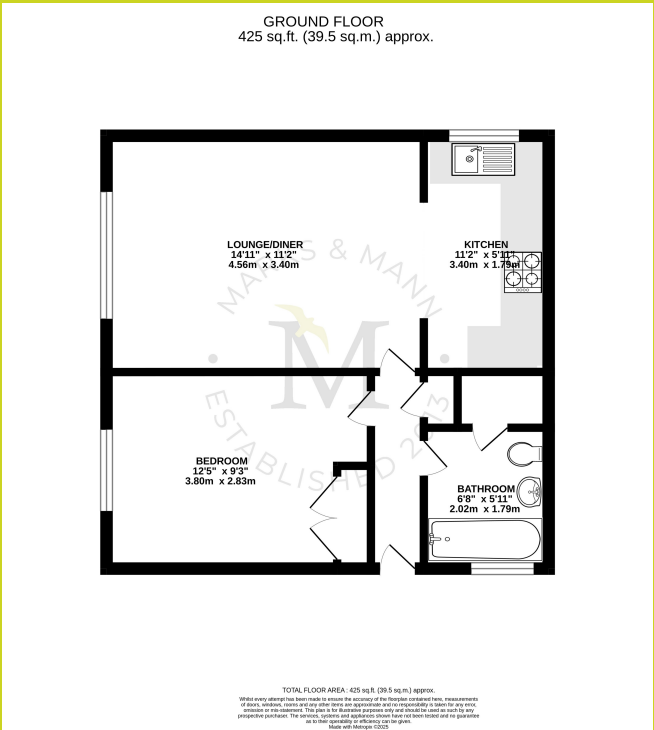
Disclaimer

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.

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.

Drake Close, Stowmarket



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

