



**Old School Mews Violet Hill Road, Stowmarket IP14 1ND**

**welcome to**

**Old School Mews Violet Hill Road, Stowmarket**

A two double bedroom retirement property situated in the popular Old School Mews Development. The property boasts lounge/dining room, kitchen, shower room and two double bedrooms with wet room to the first floor. Outside offers private gardens and residents off road parking.





## **Accommodation**

### **Entrance Hall**

Carpet, storage heater and side aspect double glazed door.

### **Shower Room**

Tiled floor, heated towel rail, low level flush toilet, part tiled walls, shower cubicle, wash hand basin and front aspect double glazed window.

### **Lounge/ Diner**

15' x 11' 9" ( 4.57m x 3.58m )

Wood laminate flooring, storage heater, understairs cupboard and front aspect double glazed window.

### **Kitchen**

8' 1" x 7' 4" ( 2.46m x 2.24m )

Tile effect vinyl flooring, part tiled walls, space for freestanding washing machine, dishwasher and fridge freezer. wall and base units, stainless steel sink and drainer, electric hob, electric oven, extractor hood and rear aspect double glazed window.

### **Inner Hall**

Stairs to first floor, carpet, understairs cupboard, rear aspect double glazed door.

### **Landing**

Carpet, storage heater, loft access and doors to;

### **Bedroom One**

12' 8" x 8' 1" ( 3.86m x 2.46m )

Carpet, storage heater, fitted wardrobe and rear aspect double glazed window.

### **Bedroom Two**

12' x 7' 4" ( 3.66m x 2.24m )

Carpet, storage heater, fitted wardrobe and front aspect double glazed window.

### **Wet Room**

Vinyl flooring, heated towel rail, low level flush toilet, basin, skylight, part tiled walls, shower.

### **Outside**

### **Front Garden**

Paved pathway to front door.

### **Rear Garden**

Paved courtyard



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**welcome to**

**Old School Mews Violet Hill Road,  
Stowmarket**

- Two Double Bedrooms
- End Terrace House
- Retirement Property
- Wet Room & Separate Shower Room
- Close to Town Centre

Tenure: Leasehold EPC Rating: E

offers in excess of

**£140,000**



Please note the marker reflects the  
postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
SMK102628 - 0006

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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