



**Old School Mews, Stowmarket IP14 1ND**

**welcome to**

## **Old School Mews, Stowmarket**

CHAIN FREE! A two double bedroom end-terraced retirement property situated in the popular Old School Mews Development. The property boasts lounge/dining room, kitchen, shower room & bathroom. Outside offers private & communal gardens with residents off road parking. Call to view now!

### **Accommodation**

#### **Entrance Hall**

Part glazed front door, stairs to first floor, understairs cupboard, storage heating and vinyl flooring.

#### **Living Room**

12' 4" max x 15' 2" max ( 3.76m max x 4.62m max )  
Windows and French door to rear, Optistream fire, tv point, electric heater, built in cupboard and wood laminate flooring.

#### **Kitchen**

7' 5" x 8' 1" ( 2.26m x 2.46m )  
Window to front, fitted with a range of wall and base units with wooden worksurfaces, inset sink with mixer tap, electric oven with hob and extractor over, space for fridge freezer, integrated dishwasher and washing machine.

#### **Shower Room**

Fitted with a shower cubicle, back to wall wc, vanity sink with mixer tap, access to loft, spotlights, heated towel rail, fully tiled walls and vinyl flooring.

#### **Landing**

Access to loft, airing cupboard and carpet.

#### **Bedroom One**

10' 8" wardrobes x 8' 3" ( 3.25m wardrobes x 2.51m )  
Window to rear, built in wardrobe, electric heater and carpet.

#### **Bedroom Two**

11' 11" wardrobes x 7' 4" ( 3.63m wardrobes x 2.24m )  
Window to front, built in wardrobe, electric heater and carpet.

#### **Bathroom**

Frosted window to rear, fitted with a suite comprising a panelled bath with shower and screen over, vanity sink with mixer tap, back to wall wc, spotlights, part tiled walls, heated towel rail and carpet.

#### **Outside Front Garden**

Fence and patio area with access to front door and storage cupboard.

#### **Rear Garden**

Laid to lawn with patio.



welcome to

## Old School Mews, Stowmarket

- Two Double Bedrooms
- End Terraced Retirement Property
- Bathroom & Separate Shower Room
- Close To Town Centre
- Residents Parking Bays

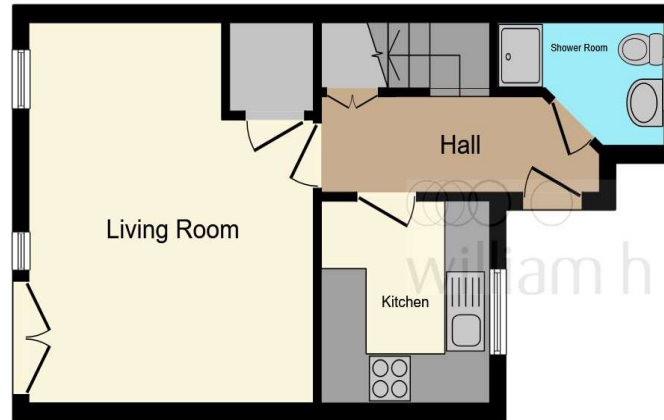
Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2734.00

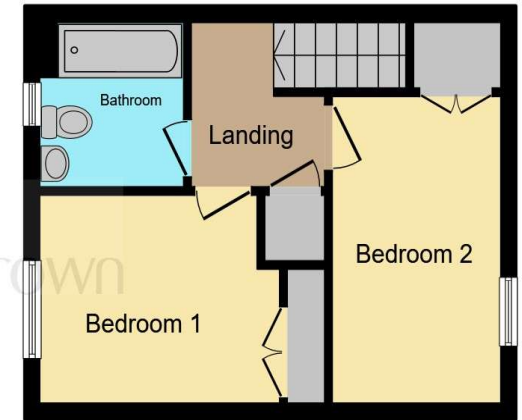
Ground Rent: 601.74

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.

# £140,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

view this property online [williamhbrown.co.uk/Property/SMK105442](http://williamhbrown.co.uk/Property/SMK105442)



Property Ref:  
SMK105442 - 0005

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.

 william h brown



01449 614459



stowmarket@williamhbrown.co.uk



10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)