



Thirlmere Drive, Stowmarket
IP14 1SR
£725 pcm

MaxwellBrown

Independent Property Agents

TO LET-Available from 22nd November 2023

Set on the outskirts of the well served popular market town of Stowmarket this first floor 1 bedroom flat with accommodation comprises entrance hall, lounge, fully fitted kitchen with appliances, luxury fitted bathroom, good sized bedroom, open front garden and car parking. Viewing is highly recommended. No pets will be permitted at this property.



Sealed unit double glazed door to:

Entrance hall:

With vinyl flooring, staircase to first floor.

Kitchen: 11'4" x 10'5"

Fitted range of Shaker style cream units comprising 1 / 2 bowl inset single drainer stainless sink unit with mixer tap, cupboard and White Knight slim line dishwasher under, work surfaces with cupboards, drawers under, Zanussi inset ceramic hob with extractor hood, Beko oven/grill, two double eye level units, tiled splash backs, vinyl flooring, spot lights, artexed and coved ceiling, free standing fridge freezer, sealed unit double glazed window to rear, double doors to utility cupboard with Bosch automatic washing machine, work surface with storage above, lagged hot water tank fitted with immersion heater and Horstmann timer.

Lounge: 16'8" x 10'5'

With Far infra-red heaters, telephone point, television point, sealed unit double glazed window to rear.

Landing:

Access to loft, artexed and coved ceiling, smoke detector and doors to:

Bedroom 1: 13'4" x 8'10"

Double aspect glazed sealed unit windows, Far infra-red heater, artexed and coved ceiling.

Bathroom: 6" x 5'9"

Fitted with quality white suite comprising panelled bath with Mira Jump 9.5kw electric shower over, shower mixer tap, side glazed screen, vanity unit with inset wash basin with cupboards below, plunge plug, low level flushing suite, fully tiled walls and floor, sealed unit double glazed window to side, extractor fan, fitted wall mirror and light, down flow heater.

Outside:

There is an open planned front garden laid to lawn, with built in storage cupboard with electric meters, there is allotted car parking space in nearby block.

Agent's notes:

We are offering this property to rent on an Assured Shorthold Tenancy. Please note that interested applicants will be required to pay a £100 holding fee on application to secure the property subject to references, this will be used as part of the first months' rent. One month's rental value for the deposit will be required prior to the start date which will be held by the Deposit Protection Service and returned to the tenant should the property be left in good order and all bills paid.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	79

England, Scotland & Wales

EU Directive 2002/91/EC



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

