



Drake Close, Stowmarket
IP14 1UP

£170,000 Leasehold

MaxwellBrown

Independent Property Agents

A spacious well presented modern first floor 2 bed roomed flat situated in a quiet close towards the western outskirts of Stowmarket. Accommodation includes hall, lounge, fitted kitchen and bathroom. Other benefits include electric heating, parking space and private enclosed garden. Ideal first home or investment property. Tenant currently in situ rental of £800pcm..



Part-glazed door to:

Entrance Hall: Tiled floor, stairs to first floor.

Landing: Smoke detector, airing cupboard, built-in double cloaks cupboard, access to loft, Gabarron night storage radiator, door to:

Lounge: Built-in over stairs cupboard, Gabarron night storage radiator, TV aerial point, sealed unit double glazed window to front.

Kitchen: Fitted with cream fronted units and solid Oak worktops comprising inset stainless steel sink unit with mixer tap, cupboards and drawers under, eye level units, tall unit housing Eurotec double oven, extractor hood, ceramic hob, tiled splashbacks, plumbing for automatic washing machine, sealed unit double glazed window to side.

Bathroom: White suite comprising panelled bath with Mira Go shower over, curtain & rail, wash hand basin, low level flushing WC, extractor fan, downflow heater, ceramic flooring, 1/2 tiled walls.

Bedroom 1: Gabarron panel radiator, sealed unit double glazed window to rear.

Bedroom 2: Gabarron panel radiator, sealed unit double glazed window to rear.

Outside:

Good sized side garden with paved patio, lawn area enclosed by close boarded fencing, gate to front, Private parking space, and allotted visitors spaces.

Services:

It is understood from the vendors that mains electricity and water services are connected to the property.

Council Tax Band A: payable to Mid Suffolk District Council

Broadband Speeds according to Ofcom:

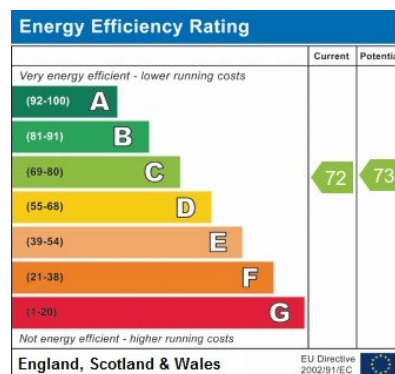
Standard download 15Mbps

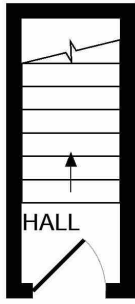
Superfast download 76Mbps

Ultrafast download 1000 Mbps

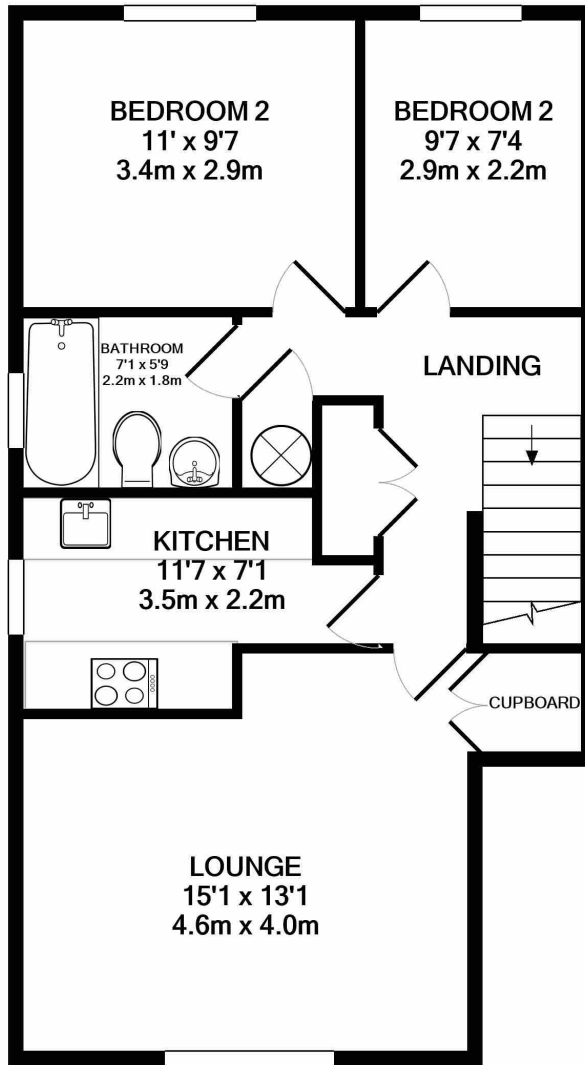
Lease Details: It is understood that the property is held on a 125 year lease from 7/1994 giving 95 years remaining. There is a monthly charge of £69 for ground rent and service charges which includes buildings insurance.

We currently let and manage this property on an Assured shorthold tenancy with a rental of £800pcm. The existing tenant may be interested in continued residence if sold as an investment.





GROUND FLOOR
APPROX. FLOOR
AREA 33 SQ.FT.
(3.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 577 SQ.FT.
(53.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 609 SQ.FT. (56.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

