



Marriotts Walk, Stowmarket  
IP14 1AF

**MaxwellBrown**

Independent Property Agents

£275,000 Freehold

This former mill, currently offices to the ground floor with a large residential 2 storey maisonette occupying first and second floor offer excellent investment or redevelopment potential subject to planning. Set just off the market shopping street in the heart of this popular Mid-Suffolk market town with 2 large offices, kitchenette, wc and store the commercial space would lend itself well to retail or office use. The maisonette has recently been let and managed by ourselves and would rent for around £1000 pcm. There are 3 good sized bedrooms, a large open planned kitchen/living room, gas heating, double glazing parking for 2 small cars and a balcony garden.



## Ground Floor:

Recently replaced double glazed coated Aluminium door to :

Reception Office:

Tiled floor, 2 glass interview office, air conditioning/heat source unit, ample power and networking points.

Opening to;

Main office:

2 display windows and door to front. air conditioning/heat source unit, ample power and networking points.

Access to large loft space. Door to:

Store:

With door to side.

Kitchenette:

Fitted units and sink unit.

Cloakroom with low flushing WC and basin.

Agents note: This would potentially split into 2 small commercial units or residential subject to planning consent.

## Apartment.

Door from the front at ground level gives access to:

Entrance Hall:

With staircase to first floor.

First Floor Landing:

Smoke detector, radiator, staircase to second floor.

Door to:

Open Plan Living Room/Kitchen: 25'4 x 20'5 > 17'5

Living Room Area:

Stripped pine flooring, sealed unit double glazed windows to front and side, 3 radiators, TV point and sealed unit double glazed door leading to decked area surround by iron railings.

**Kitchen Area:** Fitted with a range of white gloss fronted units comprising inset single drainer sink unit with mixer tap and cupboards under. Work surfaces with cupboards, drawers and space under. Ceramic hob with extractor hood over, tall unit housing double Tricity Bendix oven and grill.

Plumbing for washing machine, gas meter, electric meter cupboard, porcelain tiled splashbacks, Glow-Worm combination gas fired boiler supplying domestic hot water and central heating system, fitted with Danfoss timer. Sealed unit double glazed window to side with roller blind. CO monitor, inset ceiling spotlights, radiator, stripped pine floor and door to under-stairs shelved cupboard.

**Second Floor Landing:** Smoke detector, radiator and doors to:

**Bedroom 1: 14'3 x 9'1** With exposed pine beams to ceiling, stripped pine floor and sealed unit double glazed window to side.

**Bedroom 2: 11'2 x 10'** Stripped pine floor, exposed pine ceiling beams, radiator and sealed unit double glazed window to front.

**Bedroom 3: 8' x 9'** Double aspect sealed unit double glazed windows, built-in storage cupboards, exposed pine beams to ceiling and stripped pine floor.

**Bathroom:** Newly fitted with a white suite comprising panelled bath, pedestal wash hand basin, walk in shower cubicle with Mira electric shower, curtain and rail. Tiled splashbacks, sealed unit double glazed window to side, radiator and access to loft.

**WC:** Low level flushing suite, wash hand basin and extractor fan.

**Parking:** Parking space adjacent to property

**Services:** We understand from the vendor that all mains services are connected to the property.

**Council Tax:** Apartment rated Band B Mid Suffolk District Council. Business rates to be confirmed

**Broadband Availability Highest available**

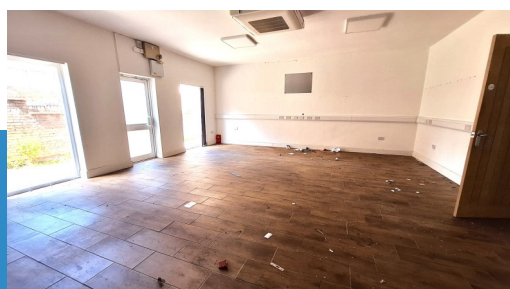
Standard 20Mbps

Super fast 80 Mbps

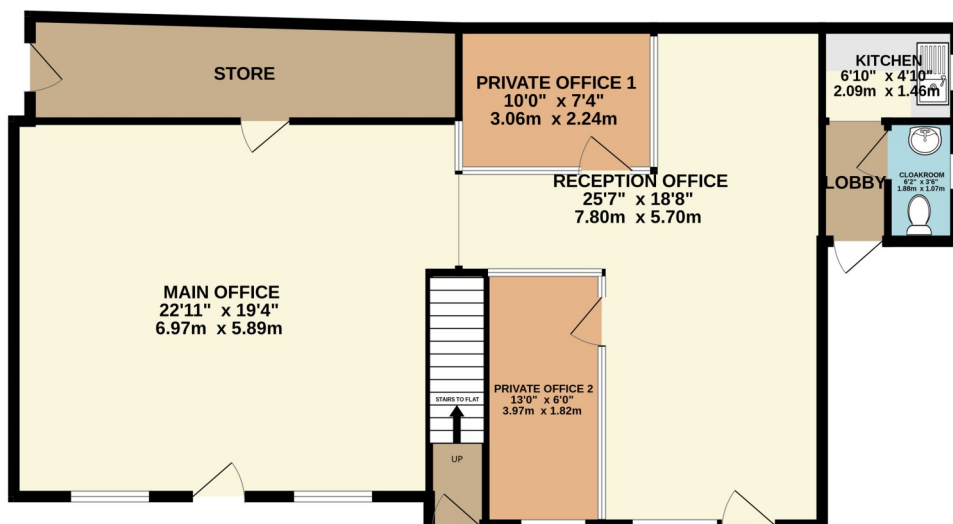
Ultra fast 1100Mbps

Networks available Openreach, Lightspeed Broadband.

Information from Ofcom.org.uk



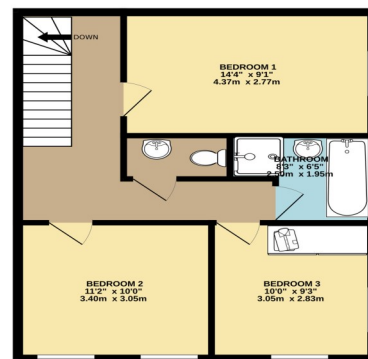
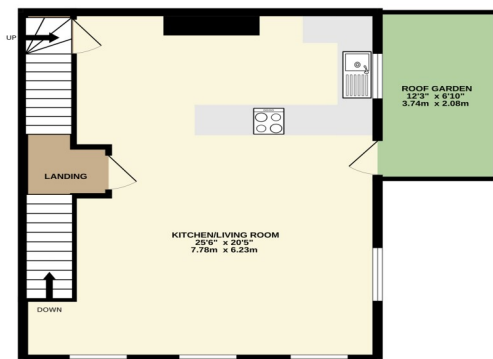
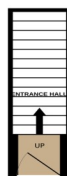
GROUND FLOOR  
1111 sq.ft. (103.2 sq.m.) approx.



GROUND FLOOR  
SEE PLAN FOR FURTHER DETAILS

STAIRS TO FLAT  
SEE PLAN FOR FURTHER DETAILS

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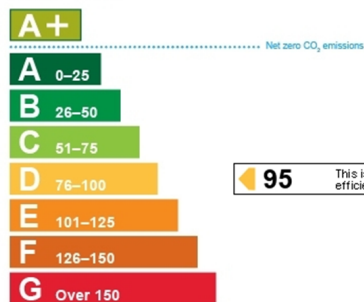


TOTAL FLOOR AREA : 1071 sq.ft. (99.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropex v2023

Energy Performance Asset Rating

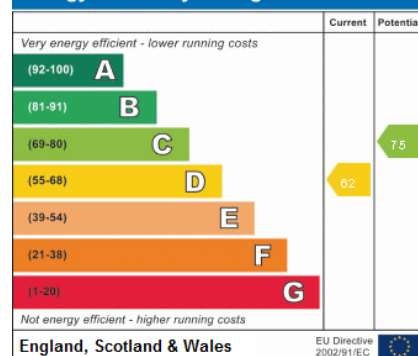
More energy efficient



WWW.EPC4U.COM

EPC Graph - office

Energy Efficiency Rating



EPC Graph - Flat





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.

