



Town Green, Stowmarket  
IP14 1SU

£180,000 Leasehold

**MaxwellBrown**

Independent Property Agents

A 2 bedroom retirement bungalow for the over 55s, situated within the purpose built Town Green development, which is located within walking distance of the centre of Stowmarket and Asda. Accommodation includes hall, sitting room, kitchen, 2 bedrooms and bathroom. Other benefits include no onward chain, own small private paved garden, electric heating, landscaped communal gardens, communal facilities, guest suite for family visitors, day time on-site warden, residents' parking.





### Part Glazed Wooden Front Door into:

**Entrance Hall:** With a built-in storage cupboard, airing cupboard housing the hot water cylinder, electric storage heater, laminate wood effect flooring, security intercom unit, loft hatch.

**Sitting Room:** With patio doors leading out to the private paved garden, modern electric Dimplex storage heater, laminate wood effect flooring.

**Kitchen:** Fitted with cream fronted units and worktops, inset stainless steel sink, cupboards and drawers under, eye level units, space for free standing cooker, tiled splashbacks, space for automatic washing machine, space for fridge/freezer, window to front aspect, vinyl beech wood effect flooring.

**Bathroom:** White suite comprising panelled bath with electric shower over, pedestal wash hand basin, WC, vinyl flooring, part tiled walls, window to front aspect, heated towel rail, electric wall mounted fan heater.

**Bedroom 1:** Electric storage heater, window to rear, built-in double cupboard/wardrobe, laminate wood effect flooring.

**Bedroom 2:** Electric storage heater, window to rear, carpeted flooring.

### Outside:

There is a small private paved garden to the rear of the property, plus landscaped communal gardens around the development and resident's parking areas.

### Services:

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

Council Tax Band A: payable to Mid Suffolk District Council

### Broadband Speeds according to Ofcom:

Standard download 16Mbps

Superfast download 40Mbps

Ultrafast download 1100 Mbps

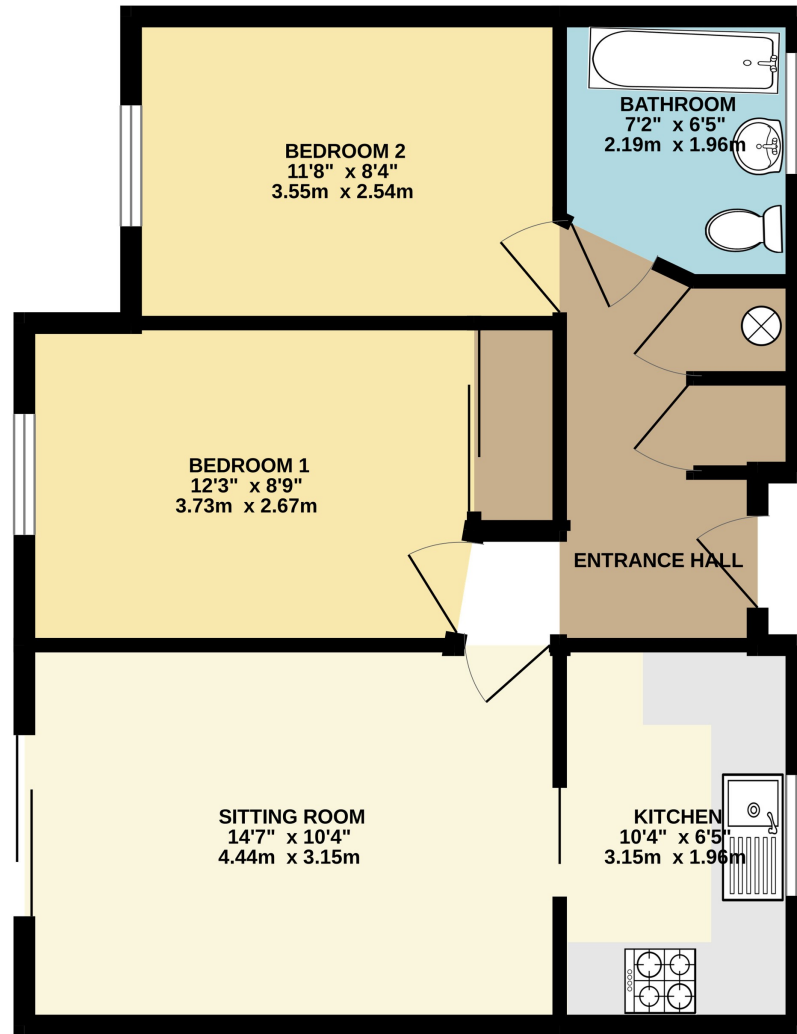
**Lease Details:** It is understood that the property is held on a 125 year lease from 1985. There is a current annual ground rent (2024) of £200.00. There is a current annual service charge (2024) of £2661.00, which includes building insurance, external maintenance of the property, maintenance of communal grounds, 24 hour emergency warden assistance.

### EPC Graph

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 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.  
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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.

