

BUCKS

PROPERTY AGENTS



17 Town Green, Stowmarket, IP14 1SU

Price £165,000

- Two Bedrooms
- Wet Room
- Communal Gardens
- Night Storage Heaters
- Cul-De-Sac Location
- Retirement Bungalow Over 55's Only
- Patio Area To Rear
- Sealed Unit Double Glazed
- Warden Controlled
- Close To Local Amenities

17 Town Green, Stowmarket IP14 1SU

Located in the charming area of Town Green, Stowmarket, this delightful semi-detached retirement bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for those seeking a peaceful retreat. The bungalow features a spacious reception room that boasts French doors, leading directly to a lovely rear patio area, perfect for enjoying the outdoors. The property is thoughtfully designed with a wet room, providing ease of access and modern amenities. The warden-controlled environment ensures a sense of security and community, making it an excellent choice for those who value support and companionship. Access to the bungalow is made easy with a sloped pathway equipped with a railing, leading to the front door. Situated in a quiet cul-de-sac, this home offers a tranquil setting while still being close to local amenities. The communal gardens provide an additional space for relaxation and socialising with neighbours. This house offers vacant possession with no upward chain, providing you with the flexibility to move in hassle free.

This bungalow is not just a home; it is a lifestyle choice, offering comfort, accessibility, and a welcoming community atmosphere within Stowmarket offers something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich. Whether you are looking to downsize or simply seeking a serene place to live, this property is sure to meet your needs.



Council Tax Band: A



Entrance Hall

With a shelved airing cupboard housing hot water tank, built-in cupboard, loft access and panel heater.

Sitting Room

With French doors leading to rear filling the room with natural light, TV point and night storage heater.

Kitchen

With window to front, range of high and low units, stainless steel sink and drainer, tiled splashbacks, space for cooker, space for fridge freezer, plumbing for washing machine, vinyl floor and electric wall heater.

Bedroom One

With window to rear and panel heater.

Bedroom Two

With window to rear, built-in wardrobe with overhead storage and night storage heater.

Wet Room

With window to front, shower, low level W/C, basin, shaver point, fully tiled walls, non slip floor and panel heater.

Outside

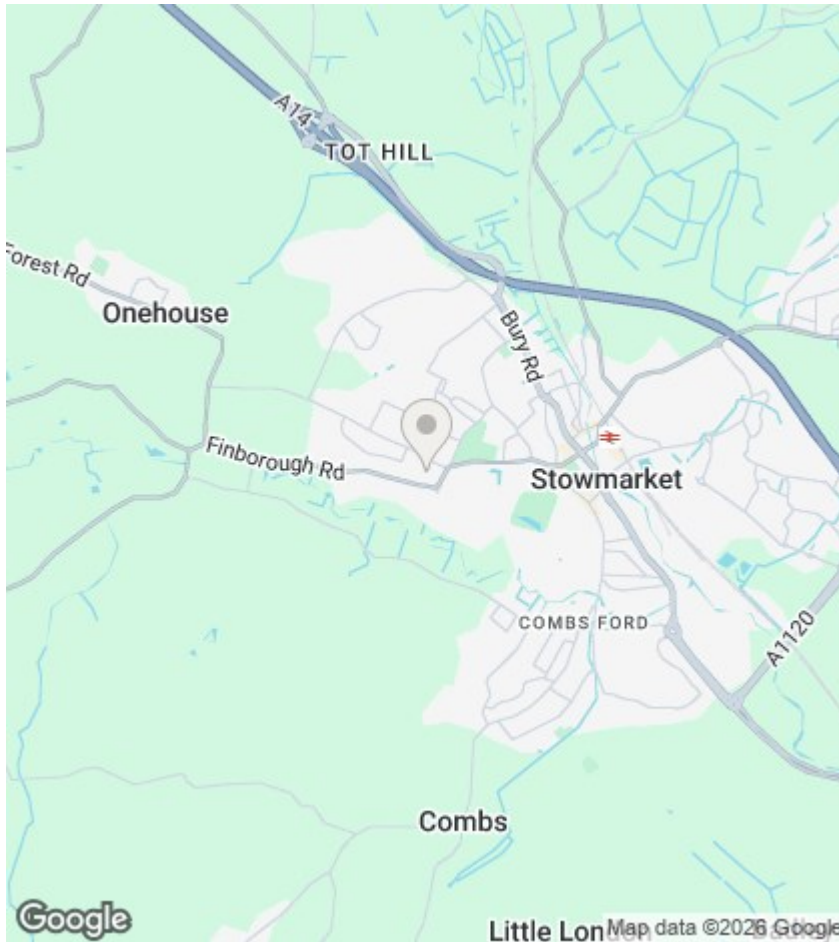
To the front of the property is a sloped pathway with railing leading to the front door and two electric points. To the rear of the property is a small patio area giving the feeling of a private quiet retreat for morning coffee, reading a book or enjoying fresh air, railing and fence panels.

Agent Note

Lease Length is 87 years

Ground Rent - £130 every 6 months

Service Charge - £2884.04 per year



Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 At the roundabout, take the 1st exit onto Bury St Turn right onto Tavern St/B1115 Continue to follow B1115 Turn right onto Onehouse Rd Turn left onto Town Grn Destination will be on the right Arrive: Town Green, Stowmarket IP14 1SU, UK

Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

