



Gainsborough Road

Stowmarket

Guide Price £135,000

LACY SCOTT
& KNIGHT

est. 1869

110 Gainsborough Road

Stowmarket | Suffolk | IP14 1LJ

Town Centre 0.7 miles, Ipswich 15 miles, Bury St Edmunds 15 miles

A well presented, 2 bedroom purpose built, first floor flat, offering bright and spacious living accommodation.

Communal Entrance Hall | Sitting Room | Kitchen/Breakfast Room | 2 Bedrooms | Family Bathroom | Gas Fired Central Heating | Double-Glazing

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From the communal entrance hall at ground floor level, there is a staircase rising to first floor, where the flat entrance can be found, on entering the apartment there are doorways leading off to all the principal rooms, with the hallway also benefitting from a cupboard housing hot water tank and a further cupboard housing a Worcester gas fired boiler. The sitting room which is of good size offers a wealth of natural light provided by the picture window to the rear. The kitchen benefits from a range of wall, base and drawer units, including stainless steel sink unit with mixer taps and splashback tiling, with plumbing for washing machine, space for cooker and a window which overlooks the front. The main bedroom benefits from a deep walk-in wardrobe, and a good level of light provided by the picture window to rear, whilst Bedroom 2 overlooks the front. The family bathroom comprises panel bath, with shower over, plus low flush wc, pedestal wash handbasin and window to front.

Outside

There is communal parking nearby, with pathways leading to the main front entrance.



Taking into account the bright and airy living accommodation, the excellent range of nearby sports facilities and schooling, will ensure that the property is popular to a wide range of potential purchasers.

Therefore, given the above we would suggest an early inspection to avoid disappointment.

Location

Gainsborough Road benefits from being near Mid Suffolk Leisure Centre, and is within a short walk of Recreation Park, with Stowmarket itself offering a wide range of facilities, as well as mainline access to London Liverpool Street and the A14.

Services

Mains water, electricity and drainage. Gas central heating.

Local Authority

Mid Suffolk District Council - Council Tax Band D.

Tenure

Leasehold. 125 Years Lease from Oct 1989

Service Charge

TBC

Ground Rent

£10 Per Annum

Broadband Speed

Ultrafast Predicted of 1800Mbps (source Ofcom).

Mobile Coverage

Between 59% and 78% (source Ofcom).

Directions

From Stowmarket Town Centre proceed in a westerly direction, along Tavern Street, into Finborough Road. After passing Recreation Road on the right hand side, take the next turning right into Onehouse Road, then take the third turning on the right into Gainsborough Road, continue to the far end of this road, where the property will be found.

what3words

waffle.jigsaw.equipping



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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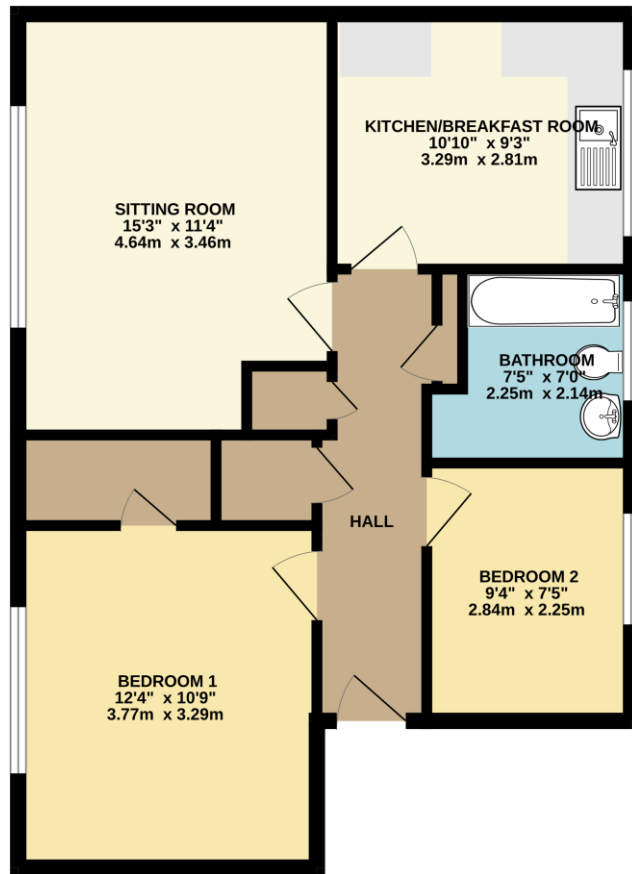
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FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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