



Market Place

Stowmarket

Asking Price £250,000

LACY SCOTT
& KNIGHT

est. 1869

3A Market Place

Stowmarket | Suffolk | IP14 1DT

Railway Station 0.3 miles, Ipswich 13 miles, Bury St Edmunds 22 miles

A Grade II Listed 2 Bedroom Maisonette arranged mainly over first and second floors, offering substantial living space, of approximately 1326sqft, with stunning views over the Town Centre. No onward chain.

Entrance Hall | Sitting Room | Fitted Kitchen | Utility Room | 2 Bedrooms | Bathroom | Cloakroom | 1326sqft | Original Features | Attractive Views Over Market Place | Impressive Amount Of Living Space | Bright & Airy | No Onward Chain

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From the main street door there is access to the entrance hall, off of which there is an internal door, leading to a staircase rising to first floor landing, off of which most of the principal rooms can be found, as well as a further staircase rising to second floor. At first floor level there is a kitchen which benefits from a range of high quality modern wall, base and drawer units, including integral oven, hob, extractor hood over, plus 1½ bowl stainless steel sink unit with mixer taps. To the side of the kitchen there is a utility room, which overlooks the rear and benefits from plumbing for washing machine and dryer, as well as high level wall cupboards.

Also, at first floor level there is a second bedroom, which is of very generous proportions, with high ceilings and a good level of natural light, plus the family bathroom, which overlooks the rear, comprising pedestal wash handbasin and wood panel bath, with separate cloakroom, comprising low flush wc and pedestal wash handbasin.



Rising from here there is a mezzanine level, where there is the main living room, again this room is of very generous proportions, with a wealth of natural light provided by dual aspect windows. Other features include picture rail, as well as an iron fireplace with wood mantel surround.

Also leading off from the first floor hallway, the staircase rises to the second floor where there can be found a further substantial principal bedroom, which again benefits from a good level of natural light provided by two Velux windows.

Overall, taking into account the bright and airy, as well as substantial floor space, together with the high ceilings and original character which the property benefits from and which

in our view compares favourably with some four bedroom houses, as well as being positioned in this wonderful Town Centre location, which is within easy reach of both mainline railway line to London Liverpool Street, we are of the view the property will attract a wide range of potential purchasers. Therefore, would recommend an early inspection to avoid disappointment.

Location

As Market Place would suggest, the property is set in the heart of the main shopping street, where all town facilities and amenities are accessible, including supermarkets, high street shops, schooling, with other local amenities, including a cinema, sports and leisure centre and mainline railway station providing

regular commuter service to London Liverpool Street, plus access to the A14 trunk route which is available within a mile of the property and provides good access to all points of the compass.

Services

Mains water, electricity, drainage, gas fired central heating.

Local Authority

Mid Suffolk District Council - Council Tax Band A.

Tenure

Leasehold - the lease is 125 years from the 1st January 2005.

Ground Rent: £75 per annum.

Service Charge: £800 per annum.

Broadband Speed

Superfast Predicted of 80Mbps (source Ofcom).

Mobile Coverage

Between 59% and 78% (source Ofcom).

Directions

The property is situated some hundred yards to the right of Lacy Scott & Knight's office.

what3words

lives.genius.palettes

Agent's Note

There is a possibility of renting a garage nearby which the current owners rent. However, this is not part of the sale of the property as it is not owned by them.

Disclaimer

We are mandated by HMRC to carry out Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for the service. If you have had an offer accepted Coadjute will contact you on our behalf. The cost of these checks is £33 (including VAT) per person and is non-refundable. The fee will need to be paid prior to issuing a memorandum of sale. Lacy Scott & Knight do not receive any commission for this service.





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.

Misrepresentation and Notices

Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	52 E	
21-38	F		
1-20	G		

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