



8 Grebe Close, Stowmarket, IP14 1UW

Guide Price £95,000

- One Bedroom
- Open Plan Kitchen
- UPVC Windows
- Off Road Parking For One Vehicle
- 960 Yrs Remaining On Lease
- First Floor Apartment
- Econ 7 Heating
- Private Rear Garden
- Vacant Possession And No Upward Chain
- Cul-De-Sac Location



# 8 Grebe Close, Stowmarket IP14 1UW

Welcome to this charming first-floor apartment located in the desirable area of Grebe Close, Stowmarket. This delightful property features a well-designed open plan sitting room and kitchen, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining. The apartment comprises one comfortable bedroom, ideal for a single occupant or a couple, along with a modern bathroom that meets all your essential needs. The property benefits from electric economy 7 heating, ensuring warmth and comfort throughout the year. One of the standout features of this apartment is the private garden, providing a lovely outdoor space for you to enjoy fresh air and sunshine. Whether you wish to cultivate a small garden or simply relax with a book, this area offers a perfect retreat. For your convenience, there is parking available for one vehicle, making it easy to come and go as you please. With 960 years remaining on the lease and an annual ground rent of just £50.00, this property presents an excellent opportunity for both first-time buyers and investors alike. This house offers vacant possession with no upward chain, providing you with the flexibility to move in hassle free.

Situated in a peaceful neighbourhood within Stowmarket offering 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. Do not miss the chance to make this lovely apartment your new home.



Council Tax Band: A



### Entrance Hall

With stairs leading to first floor.

### Internal Landing

With window to side, loft access and night storage heater.

### Sitting Room

With window to rear, TV point and night storage heater.

### Open Plan Kitchen

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

### Bedroom One

With window to front, built-in cupboard housing hot water tank and electric panel heater.

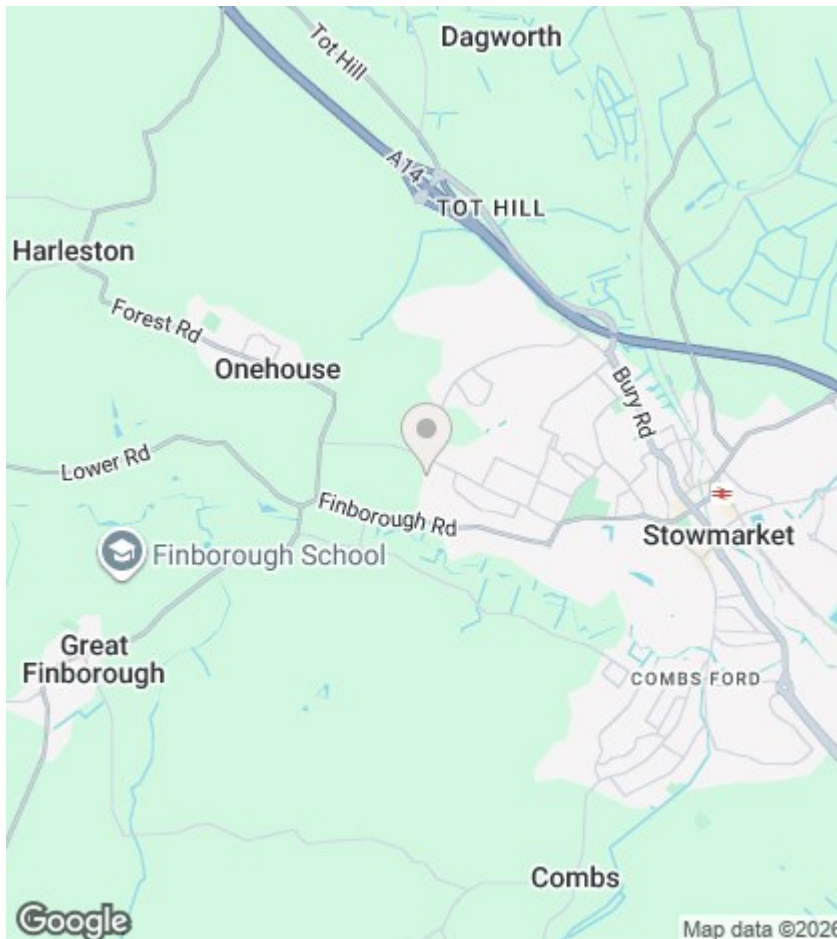
### Bathroom

With window to side, bath with shower over, low level W/C, pedestal basin, tiled splashbacks and vinyl floor.

### Garden

To the rear of the property with access through a garden gate is a rear private garden comprising of lawn, shrubs and for privacy and seclusion is fenced all around





## 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 Go through 1 roundabout At the roundabout, take the 1st exit onto Bury Rd Slight left towards Chilton Way Slight left onto Chilton Way Turn left onto Onehouse Rd Turn right onto Mallard Way Turn right onto Grebe Cl Destination will be on the left Arrive: Grebe Close, Stowmarket IP14 1UW, UK

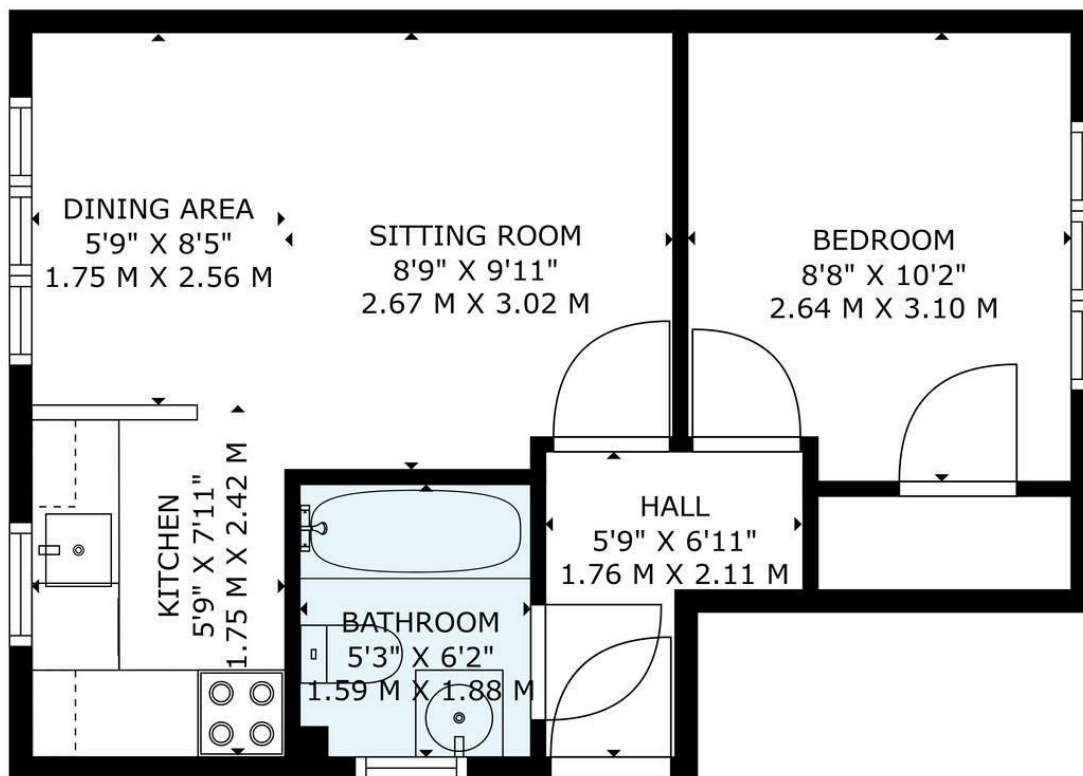
## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL: 352 sq. ft, 33 m2  
FLOOR 1: 352 sq. ft, 33 m2  
EXCLUDED AREAS: WALLS: 41 sq. ft, 3 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcnp.

