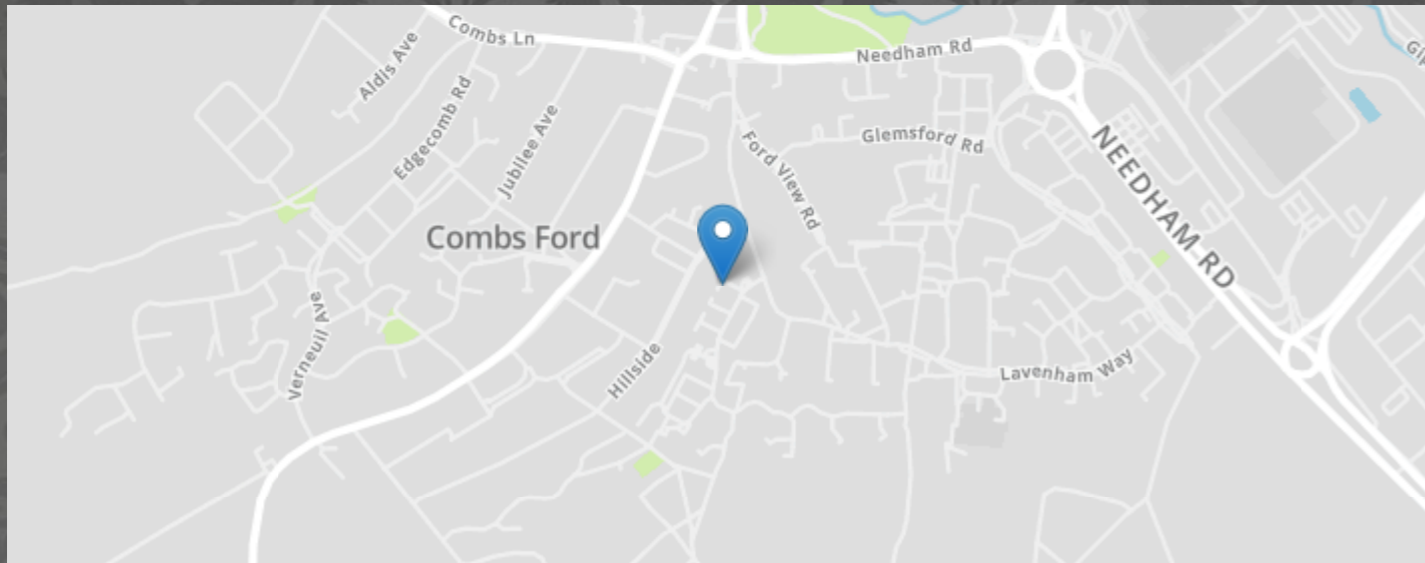


Lavenham Way, Stowmarket



- THREE BEDROOM SEMI-DETACHED CHALET BUNGALOW
- NO ONWARD CHAIN
- LOUNGE
- BATHROOM
- STOWMARKET
- ENTRANCE HALL
- KITCHEN/DINING ROOM
- DRIVEWAY/GARAGE

**MARKS & MANN**

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**MARKS & MANN**



### Lavenham Way, Stowmarket

Marks & Mann are proud to present this three bedroom chalet bungalow on the popular Lavenham Park area of Stowmarket. Internally the property benefits from a spacious living room, good sized kitchen diner with access to the rear garden via a rear door, main bathroom with walk in shower, double bedroom and single bedroom all on the ground floor. The first floor encompasses one double bedroom with windows facing the rear of the property. Externally the property benefits from a good sized rear garden and off street parking in front of a single garage.

Stowmarket is a popular market town located in 'The Heart of Suffolk' between the historic town of Bury St. Edmunds and the county town Ipswich. The town itself benefits from a wide range of amenities and facilities together with main line rail links with London's Liverpool Street station and fast access to the A14 trunk road.

**£260,000**

# Lavenham Way, Stowmarket

# Lavenham Way, Stowmarket

## Front Garden

Driveway providing off road parking for two cars. Laid to lawn. Shrub's. Tree's.

## Hallway

Entrance door to side. Textured ceiling. Stairs leading to first floor. Airing cupboard.

## Lounge

5.1m x 3.2m (16' 9" x 10' 6")  
Double glazed window to front. Electric fire. Radiator.

## Kitchen/Diner

7.7m x 2m (25' 3" x 6' 7")  
Double glazed window to rear and side. Door to side.. Range of eye level and base units with cupboards and drawers. Part tiled walls. Stainless steel effect sink. Space for washing machine. Laminate work surface. Radiator.

## Bathroom

1.9m x 1.6m (6' 3" x 5' 3")  
Double glazed window to rear. Lino flooring. Floor mounted WC. Wall mounted sink with storage under. Walk in shower. Heated towel rail.

## Bedroom One

3.7m x 2.8m (12' 2" x 9' 2")  
Double glazed window to front. Coved and textured ceiling. Built in cupboard. Radiator. (Ground Floor)

## Bedroom Two

3.1m x 2.1m (10' 2" x 6' 11")  
Double glazed window to rear. Radiator. (Ground Floor)

## Bedroom Three

3.6m x 3.6m (11' 10" x 11' 10")  
Double glazed window to rear. Built in storage. (First Floor)

## Rear Garden

East Facing. Laid to lawn. Paved Path. Shed and Greenhouse.

## Garage

Up and over door. Power.

## Disclaimer

In accordance with the Property Misdescriptions Act (1991) Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. All measurements and areas are approximate and these particulars do not constitute part or all of an offer or contract. These particulars have been prepared in good faith using information obtained from the seller so all information should be verified via a solicitor.

## Council Tax

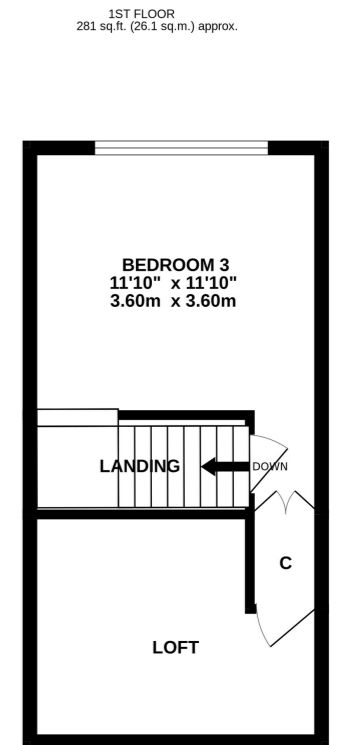
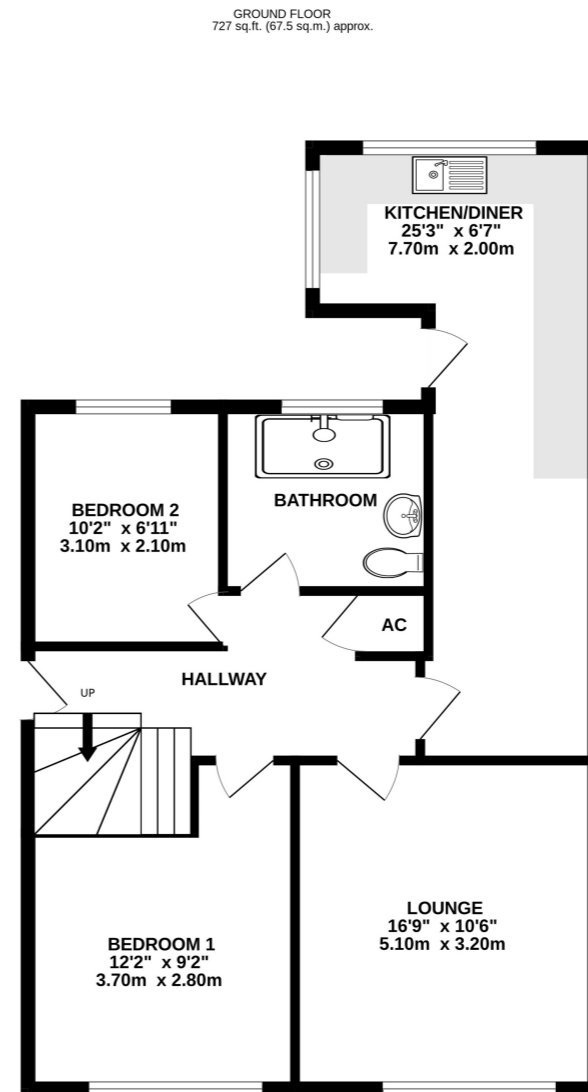
At the time of instruction the council tax band for this property is band C.

## Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit: [www.rightmove.co.uk/broadband-speed-in-my-area](http://www.rightmove.co.uk/broadband-speed-in-my-area) for this information.

## School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.



TOTAL FLOOR AREA : 1007 sq.ft. (93.6 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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The above floor plans are not to scale and are shown for indication purposes only.

