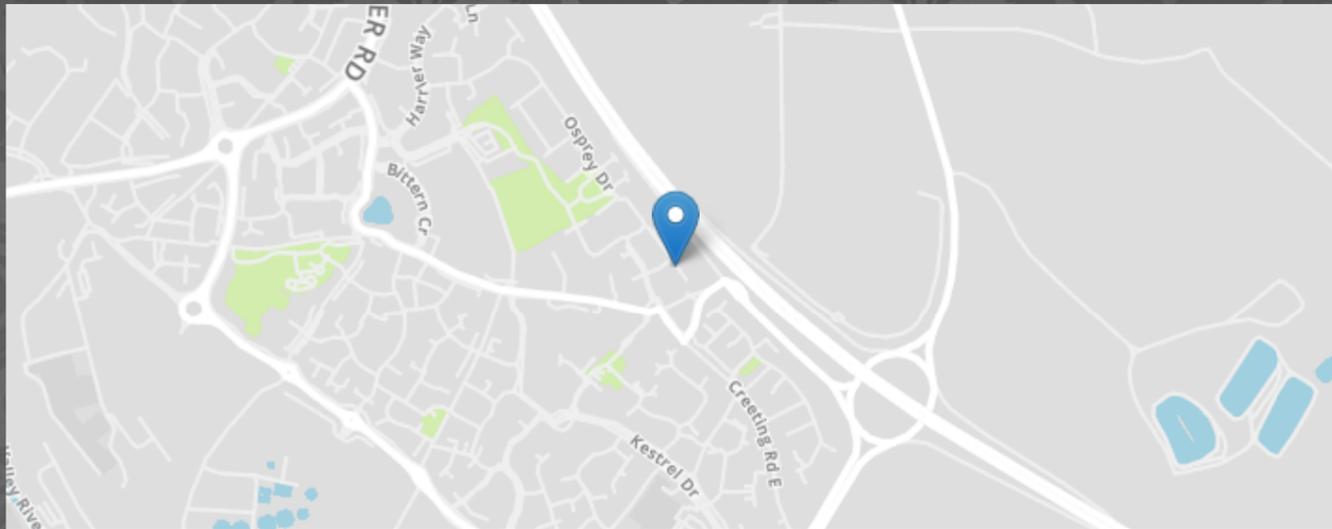


Cygnets Road, Stowmarket



- GARAGE
- COACH HOUSE
- NO ONWARD CHAIN
- EASY ACCESS TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTES
- OFF ROAD CAR PARKING
- TWO DOUBLE BEDROOMS
- EASY A14 ACCESS
- BUILT-IN WARDROBES TO ALL TWO BEDROOMS

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Cygnets Road, Stowmarket

NO ONWARD CHAIN Marks & Mann are happy to present this TWO-BEDROOM COACH HOUSE that offers an exciting opportunity for FIRST-TIME BUYERS or anyone seeking a property to make their own perfectly positioned in the heart of the Cedars Park estate. Set on a generous plot with TWO DOUBLE BEDROOMS and LARGE FAMILY KITCHEN/DINER/LOUNGE, the home combines space, potential, and convenience in a popular residential location. Inside, the accommodation is bright and well-proportioned, offering BUILT-IN WARDROBES in both bedrooms, separate FAMILY BATHROOM, and a practical KITCHEN/DINER/LOUNGE. Outside, the property has OFF-ROAD PARKING for two cars plus a SINGLE GARAGE to the front. Well maintained but offering scope for light updating, this is a fantastic opportunity to step onto the property ladder and create a home tailored to your own taste. ***EARLY VIEWING IS HIGHLY RECOMMENDED***

£190,000 Guide Price

Cygnets Road, Stowmarket

Kitchen/Living Room

5.83m x 3.26m (19' 2" x 10' 8")
A very large family room with a fitted kitchen and more than enough space for sofas and dining table. The kitchen includes hob and oven as well as space for fridge/freezer as well. Hard flooring throughout. Double aspect windows allows for plenty of natural light to enter the room.

Family Bathroom

2.36m x 2.15m (7' 9" x 7' 1")
A modern three piece suite that includes a full length bathrub, wash basin and WC. Mirrored cupboards included to add to the storage capabilities. Partially tiled walls and hard flooring. Double glazed frosted window.

Bedroom 1

3.65m x 2.94m (12' 0" x 9' 8")
A very good sized double bedroom with ample storage available through the double built-in wardrobes. Carpeted throughout. Double glazed window. Neutral decor.

Bedroom 2

3.65m x 2.50m (12' 0" x 8' 2")
A good sized double bedroom with a single built-in wardrobe. Carpeted throughout. Double glazed window. Radiator.

Important Information

Tenure – Freehold.
Services – we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band B.
EPC rating C.
Our ref: JS

Directions

Using a SatNav, please use IP14 5WE as the point of destination.

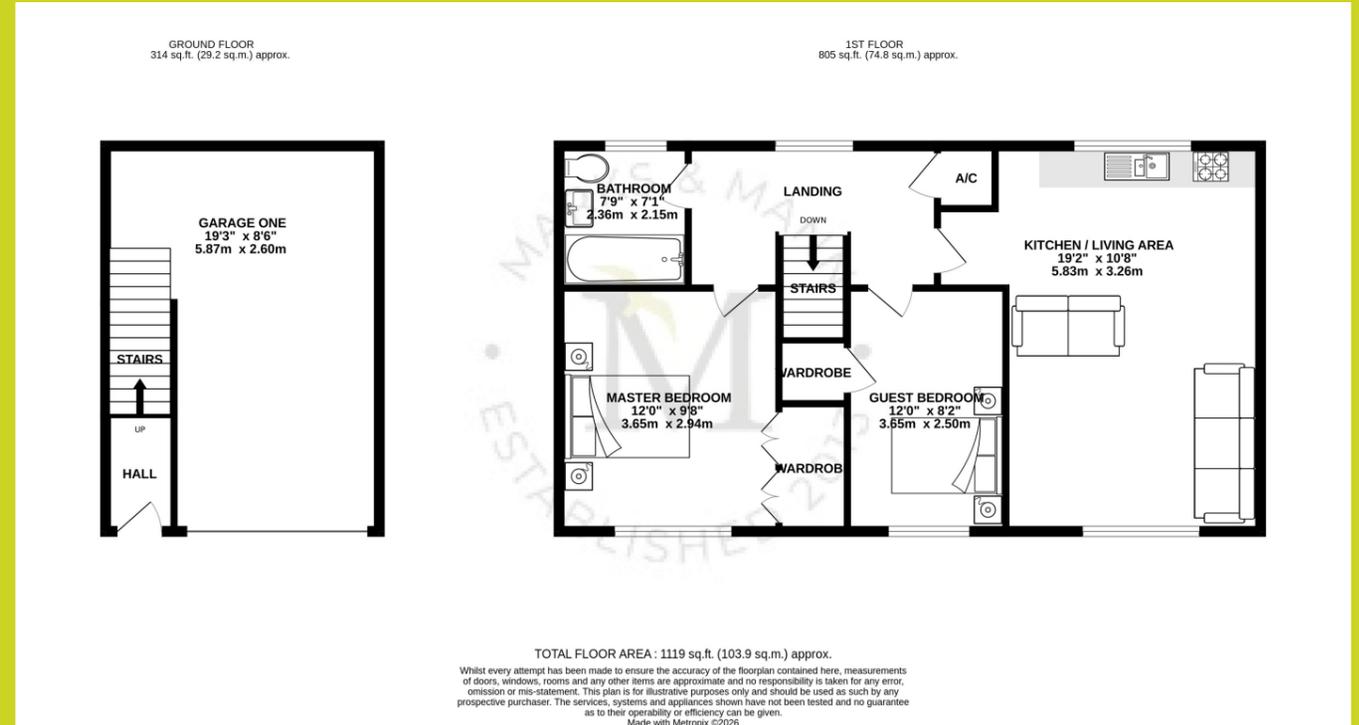
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Cygnets Road, Stowmarket



The above floor plans are not to scale and are shown for indication purposes only.