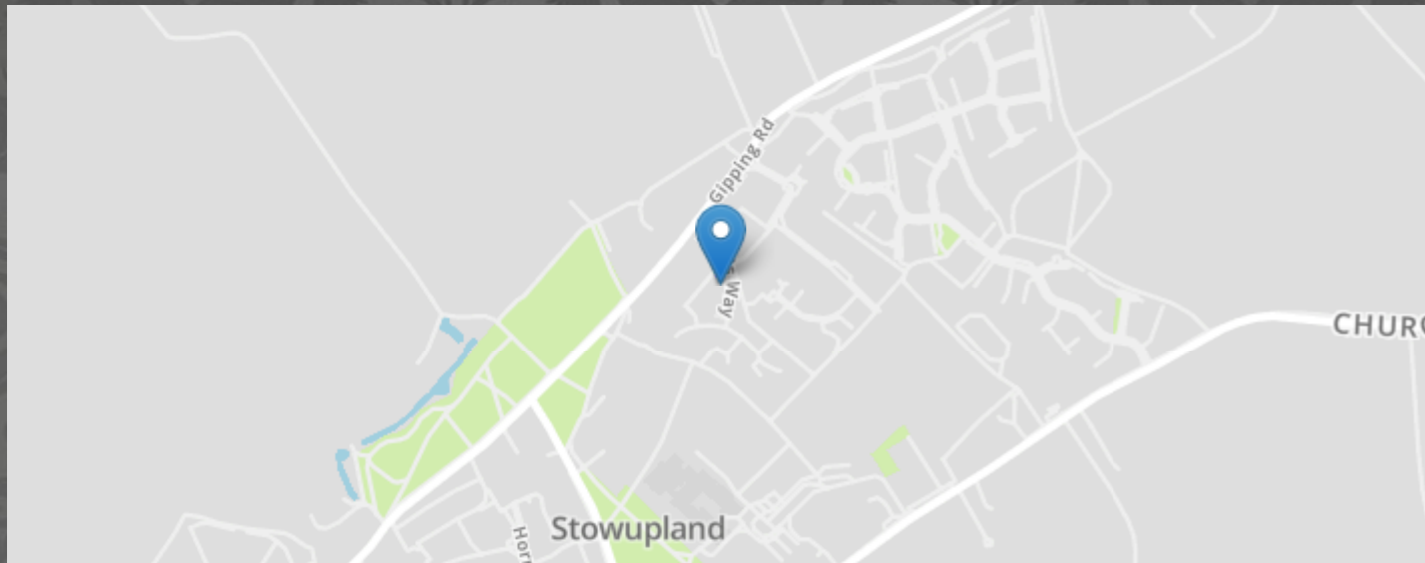


Reeds Way, Stowupland, Stowmarket



MARKS & MANN



- NO ONWARD CHAIN
- ENCLOSED REAR GARDEN
- MODERNISED BATHROOM
- CUL-DE-SAC LOCATION
- GARAGE AND DRIVEWAY
- AMPLE STORAGE
- PORCH



### Reeds Way, Stowupland, Stowmarket

Welcoming to market this TWO DOUBLE BEDROOM semi-detached house on a cul-de-sac location in Stowupland. Generous size reception/dining room, fitted kitchen, understairs and over stair storage, newly modernised bathroom, two double bedrooms and an enclosed rear garden. The property benefits from having a single garage and two parking spaces. Very well presented throughout and offered with NO ONWARD CHAIN.

MARKS & MANN

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

01449 867 590

contactstowmarket@marksandmann.co.uk

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

**£230,000 Offers in Excess of**

# Reeds Way, Stowupland, Stowmarket

# Reeds Way, Stowupland, Stowmarket

## Porch

1.51m x 1.37m (4' 11" x 4' 6") Porch entrance with space for shelving and storage.

## Lounge/Diner

3.55m x 6.06m (11' 8" x 19' 11") Spacious open plan lounge/diner, neutral décor throughout with carpet, ceiling and wall lights. A large understairs cupboard, double glazed window to the front providing plenty of natural light throughout.

## Kitchen

3.59m x 2.34m (11' 9" x 7' 8") Floor and overhead units with option to add more, featured half wall tiles, fitted lino flooring and double glazed window with door to the rear garden. Option to add a breakfast bar area if desired. Plumbing for washing machine.

## Bedroom One

3.59m x 3.37m (11' 9" x 11' 1") Oak wood flooring and neutral decor, this double bedroom also has over stair storage and an area for additional wardrobes or vanity unit/desk. This room has a double glazed window which overlooks the front of the property and has an electric radiator.

## Bedroom Two

3.59m x 2.98m (11' 9" x 9' 9") Oak wood flooring and neutral décor. Double bedroom with opportunity to add fitted wardrobes if desired. Double glazed window overlooking the rear garden. Electric radiator.

## Bathroom

1.67m x 2.08m (5' 6" x 6' 10") Newly modernised, three piece suite to include bath with overhead shower, WC and wash basin. Neutral décor throughout with plenty of natural light.

## Important Information

Tenure - Freehold

Services - We understand that electricity, water and drainage are connected to the property.

Electric radiators, with two storage heaters.

Council tax band - B

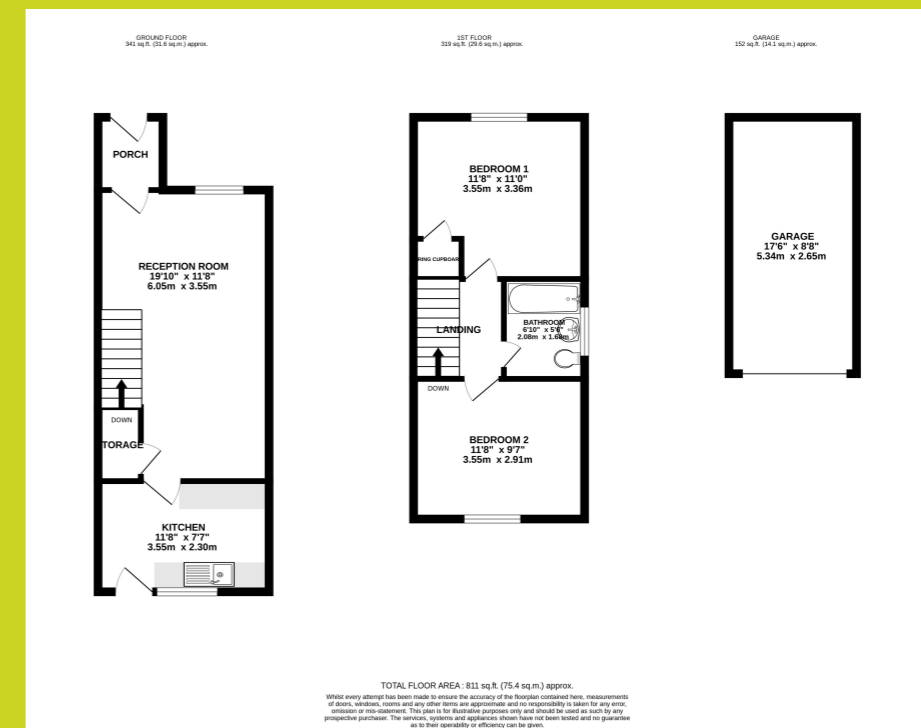
EPC rating - D

## 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.



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

