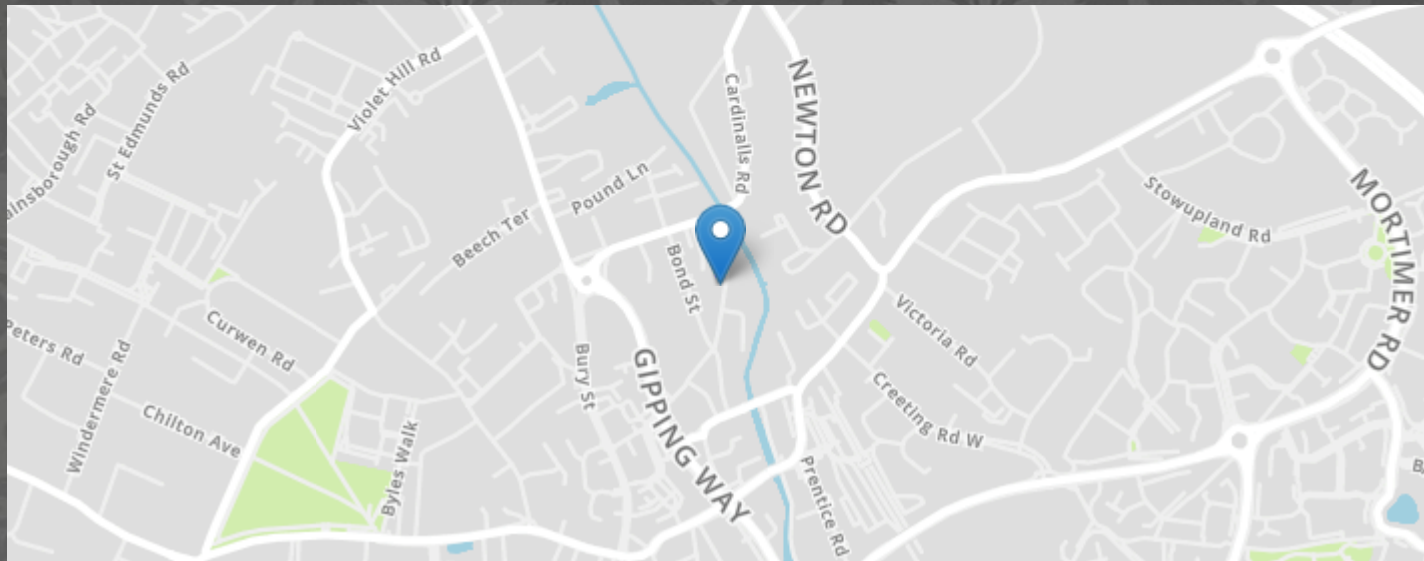


Regent Street, Stowmarket



- IDEAL FIRST TIME BUYER/INVESTMENT
- ENTRANCE HALL
- REAR GARDEN
- DOUBLE GLAZING THROUGHOUT
- TWO BEDROOM MID TERRACE
- LOUNGE DINING ROOM
- OFF ROAD PARKING
- LOG BURNER

MARKS & MANN

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

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Regent Street, Stowmarket

Welcoming to market this well presented TWO BEDROOM Mid Terraced property situated with WALKING DISTANCE to Stowmarket Town Centre and Stowmarket Train Station. The property offers one OFF ROAD PARKING space, an established rear garden and cottage style décor throughout. There is a porch entrance hall, reception area with LOG BURNER, dining room, galley style kitchen, bathroom and two bedrooms.

EARLY VIEWING HIGHLY RECOMMENDED

£180,000 Offers in Excess of

Regent Street, Stowmarket

ENTRANCE HALL

Bamboo flooring, Door leading to :

Lounge

3.47m x 3.58m (11' 5" x 11' 9") Welcoming lounge with cottage style décor, wood effect flooring and double glazed window to front aspect. The lounge features a log burner and space for a bookshelf or storage. Radiator. Sliding door access through to the dining room.

Dining Room

3.65m x 2.61m (12' 0" x 8' 7") Cosy and cottage style dining room with wood effect flooring and neutral tone décor. Good size under stairs storage cupboards, double glazed window to the rear aspect and radiator.

Kitchen

2.31m x 2.99m (7' 7" x 9' 10") Double glazed window to side aspect, range of matching floor and wall mounted units, laminate work surfaces and space for white goods. Fitted electric hob and oven with overhead extractor fan. Stainless steel sink unit with mixer tap, plumbing for washing machine. NEWLY added flooring. Door leading to the rear garden.

Bathroom

Double glazed window to rear aspect, Matching three piece white suite comprising bath with overhead shower, vanity wash basin and WC. Part tiled walls, Tiled floor. Towel radiator. Extractor fan.

LANDING

Doors leading to :

Main Bedroom

3.45m x 3.55m (11' 4" x 11' 8") Spacious double bedroom with fitted carpet and neutral décor. Built in cupboard housing the

combi boiler, with small space to the bottom for storage. Double glazed window to front aspect. Radiator.

Bedroom Two

2.66m x 2.79m (8' 9" x 9' 2") Single bedroom, nursery or office. This bedroom is currently being used as a hobby room, there is fitted carpet and a built in double storage cupboard. Double glazed window to the rear aspect. Radiator.

Outside

Front;
Gravel driveway with paving stone pathway leading to the front entrance. Low brick wall to either side. Outdoor lighting.
Rear;
Established rear garden with ample areas of enjoyment, there is a patio area for seating which is surrounded by established plants and shrubbery. Low gate entrance to the side of the property. Established trees in eyeline providing a countryside feel. Decking area to the rear for seating. Small treehouse. Gravel area.

PARKING

Off road parking for one car.

Important information

Tenure – Freehold.
Services – we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band A.
EPC rating - TBC

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.

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.

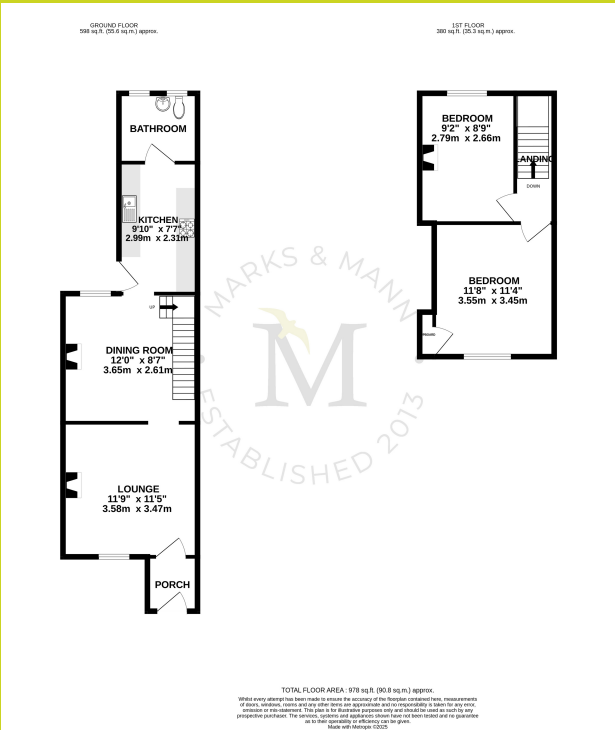
Regent Street, Stowmarket

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.

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 for this information.



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

