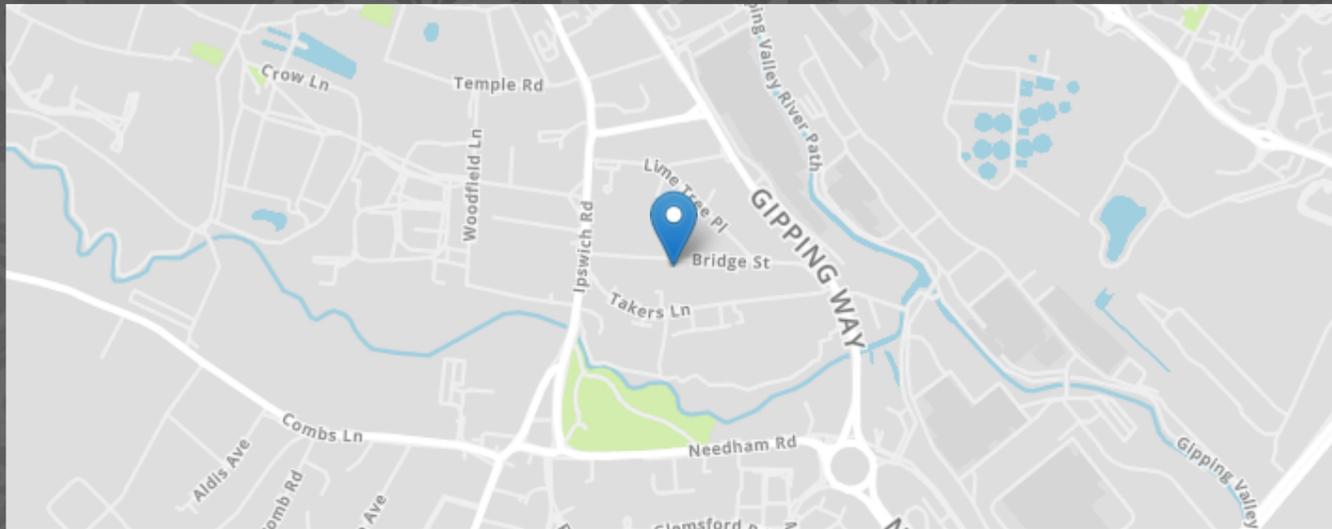


## Bridge Street, Stowmarket



- LARGE REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- SPACIOUS ROOMS (IN VALUER'S OPINION)
- EASY ACCESS TO A14
- OFF-ROAD PARKING
- END OF TERRACE
- IDEAL FIRST TIME BUYER/INVESTMENT PROPERTY
- WELL SERVICED TRANSPORT LINKS NEARBY (BUS AND TRAIN)

# MARKS & MANN

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# MARKS & MANN



## Bridge Street, Stowmarket

Welcoming to the market this DECEPTIVELY SPACIOUS two bedroom END TERRACE house with OFF-ROAD PARKING for one car. This property also benefits from a LARGE REAR GARDEN providing space for outbuildings. Located a short-walk away from Stowmarket town centre this property is ideally situated to local amenities and Stowmarket train Station offering direct access links into London.

This property would make for an ideal first home or an investment for buy to let purposes.

**£200,000 Offers in Excess of**

## Bridge Street, Stowmarket

### Reception

3.58m x 7.09m (11' 9" x 23' 3")  
A good-sized room sectioned into a living room and dining room space. UPVC double glazed windows to the front and rear aspects of the property allow for natural light to seep through making it a bright and welcoming space. There is an under-stair cupboard used to house ample storage. A fireplace which could be reinstated to house a log burner. Fitted carpet. Two radiators.

### Kitchen

2.36m x 2.89m (7' 9" x 9' 6")  
A range of above and below counter cupboards provide adequate storage for kitchen equipment. UPVC double glazed window to the side aspect of the property. Oak-effect worktops. Low-level oven, electric hob and extractor fan. Wood-effect vinyl tile flooring. Space and plumbing for dishwasher. Double glazed frosted door leading to the garden.

### Utility

2.18m x 2.36m (7' 2" x 7' 9")  
This practical room provides space and plumbing for a washing machine. W/C and wash basin. Part-tiled walls. UPVC double glazed frosted window to the side aspect of the property. Heated towel rail.

### Primary Bedroom

3.09m x 3.58m (10' 2" x 11' 9")  
A bright double bedroom with a UPVC double glazed window to the front aspect of the property. Fitted storage cupboard. Fitted carpet. Radiator.

### Bedroom Two

2.44m x 3.18m (8' 0" x 10' 5")  
A good-sized bedroom with a UPVC double glazed window to the rear aspect of the property. Fitted carpet. Radiator. Opening leading to the main bathroom.

### Bathroom

2.36m x 3.17m (7' 9" x 10' 5")  
A three-piece suite comprising of a W/C, double length corner shower and wash basin. Wood effect vinyl tiling. Part-tiled walls. Extractor fan. Built-in airing cupboard housing the immersion tank.

### Outside

Off-road parking for one car sits directly at the front of the property. There is a secure side passage leading into the large rear garden. The rear garden offers plenty of space and is well established making it fairly easy to maintain. There are several outbuildings in place currently showing the potential of what the rear garden could accommodate.

### Important information

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

### Directions

Using a SatNav, please use IP14 1BP as the point of destination.

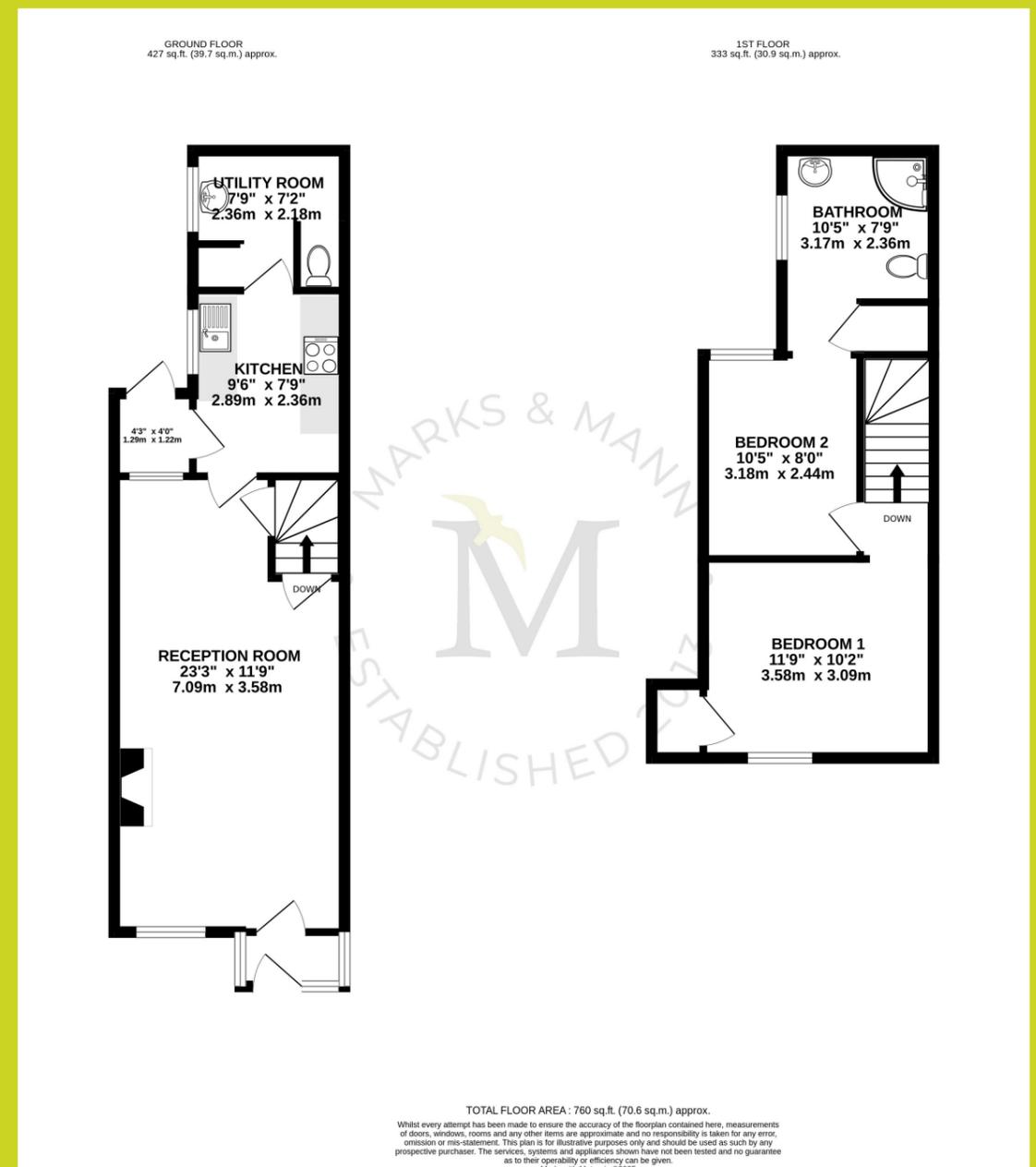
### Anti Money Laundering Regulations

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.

### 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.

## Bridge Street, Stowmarket



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

