

Old Market Street, Mendlesham, Stowmarket



- TWO BEDROOMS
- PERIOD FEATURES
- NEW KITCHEN
- WELL PRESENTED
- TERRACED HOUSE
- LARGE GARDEN
- POPULAR VILLAGE LOCATION

MARKS & MANN



### Old Market Street, Mendlesham, Stowmarket

Located in the popular village of Mendlesham is this TWO BEDROOM, TERRACED COTTAGE. Full of period features throughout such as exposed beams and log burning fireplace, the property comprises of, lounge, kitchen/diner, two bedrooms and bathroom to the first floor. To the rear of the property there is a well landscaped large garden that is mainly laid to lawn with a paved patio area, with mature trees, bushes and plants. There is also a sizeable vegetable patch to the rear of the garden.

Early viewing is recommended to appreciate this character filled cottage!

£240,000

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## Lounge

3.56m x 2.97m (11' 8" x 9' 9")  
 Secondary glazed windows to front. Laminate flooring. Exposed beams.  
 Fireplace with log burner. Storage Heater. Under stairs built in cupboard.  
 Stairs up.

## Kitchen/ Diner

3.95m x 2.58m (13' 0" x 8' 6")  
 Secondary glazed window to front. Single glazed window to rear. Range of well and floor mounted units. Laminate worktop. Stainless steel sink. Space for oven. Plumbing for washing machine. Storage heater. Lino flooring. Exposed beams.

## Landing

Double glazed window to rear. Airing cupboard. Loft access. Doors to:

## Bedroom One

4.15m x 2.14m (13' 7" x 7' 0")  
 Secondary glazed window to front. Storage heater. Built in single and double wardrobe.

## Bedroom Two

2.78m x 2.22m (9' 1" x 7' 4")  
 Secondary glazed window to front. Storage heater.

## Bathroom

2.10m x 1.77m (6' 11" x 5' 10")  
 Double glazed window to rear. Low level W.C. Pedestal hand wash basin. Electric shower over bath. Part tiled wall. Lino flooring. Radiator.

## Rear Garden

Large rear garden that is mainly laid to lawn with paved patio area. The garden is lined with mature trees, bushes and plants and has an allotment space at the end of the garden. Outside light and tap. Shed. Gate to side.

## 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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

## 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.

## School Admissions

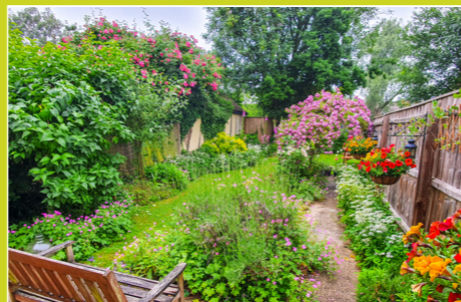
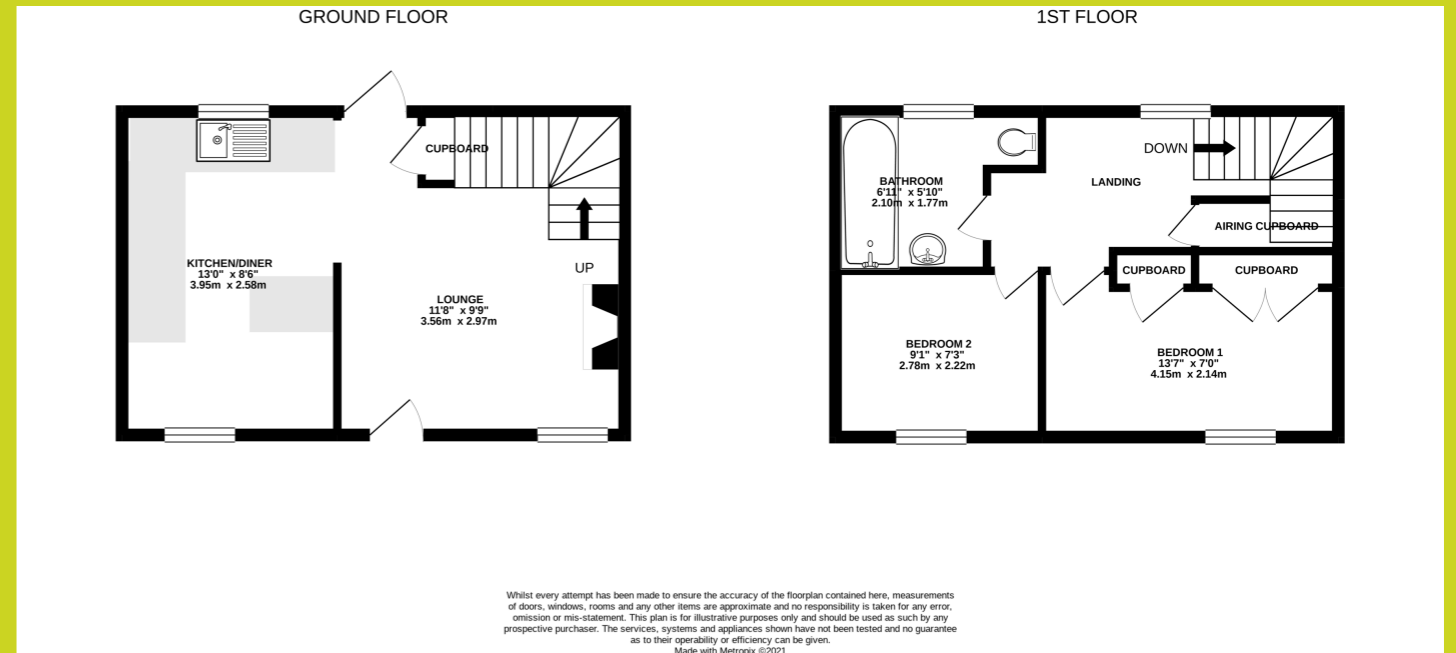
To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

## 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.

## Council tax band:

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



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

