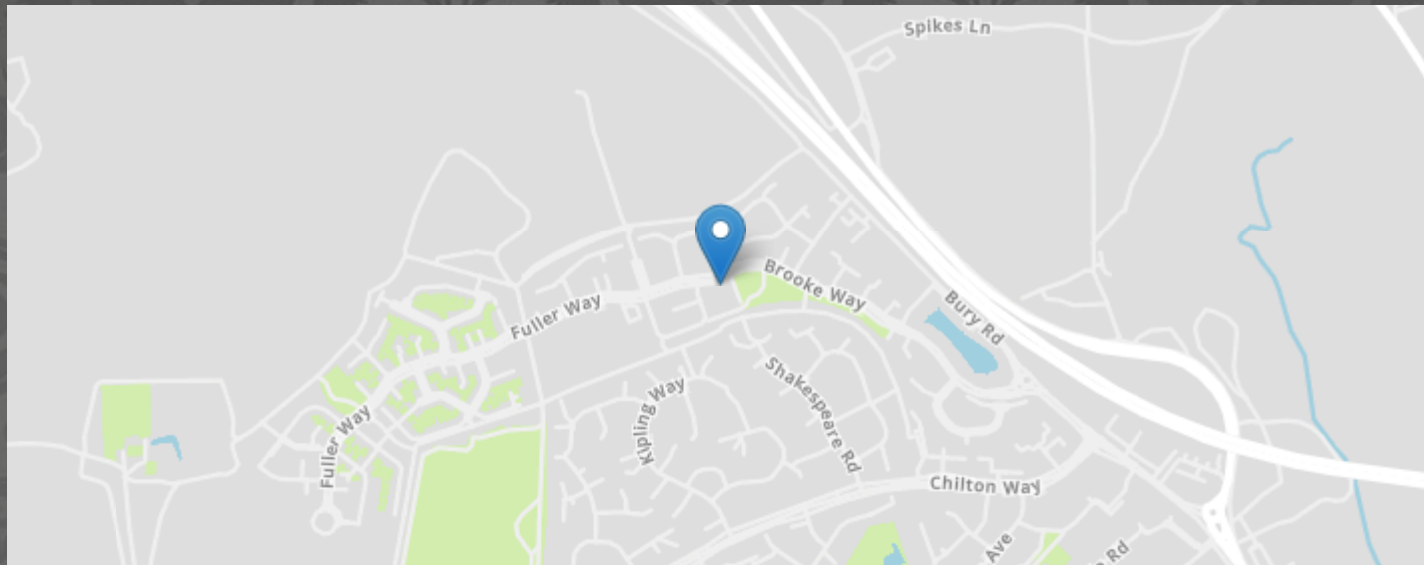


Brooke Way, Stowmarket



- ENCLOSED REAR GARDEN
- TWO ALLOCATED CAR PARKING SPACES
- EN-SUITE, BATHROOM AND WC
- EASILY MAINTAINED GARDEN
- TWO DOUBLE BEDROOMS
- MODERN THROUGHOUT
- OPEN PLAN LIVING

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Brooke Way, Stowmarket

NO ONWARD CHAIN

Welcoming to market this very well presented TWO DOUBLE BEDROOM terraced house located on the popular development of Northfield View. The property offers a spacious open plan kitchen/living area with integrated dishwasher, fridge/freezer and oven. The property has a well maintained garden with laid to lawn and patio areas, two double bedrooms, downstairs WC, family bathroom, en-suite to main and two allocated parking spaces.

£230,000 Guide Price

Brooke Way, Stowmarket

Entrance Hall

Spacious entrance hall with double door storage cupboard.

Kitchen/Living

3.90m x 6.45m (12' 10" x 21' 2") Beautifully presented open plan living/dining/kitchen area. The living area has neutral décor with featured colour strips, fitted wood effect flooring and french double doors leading into the well maintained garden. The kitchen has fitted floor and overhead units with lighting. There is an integrated oven with electric hob top and overhead extractor fan, integrated fridge/freezer and dishwasher.

WC

1.26m x 1.51m (4' 2" x 4' 11") Spacious ground level cloakroom with WC and wash basin. Tile effect flooring, double glazed window and radiator.

Bedroom

2.96m x 3.17m (9' 9" x 10' 5") Good size double bedroom, neutral décor with carpet, double glazed window overlooking the rear garden.

En-suite

0.93m x 3.13m (3' 1" x 10' 3") En-suite to main bedroom to include shower, WC and wash basin. Neutral décor, towel radiator and extractor fan.

Bedroom

2.50m x 3.96m (8' 2" x 13' 0") Double bedroom with space for a desk area. Carpet, two double glazed windows.

Bathroom

2.04m x 1.89m (6' 8" x 6' 2") Modern bathroom with three piece suite to include bath with handheld shower, WC and wash basin. Partly tiled walls and tile effect flooring. Extractor fan.

Outside

Pathway leading to front entrance with established shrubbery to sides. Two allocated parking spaces to the side of the property.

Rear garden has a good size patio area for seating, laid to lawn area with shed to the rear. Access to a shared pathway that leads to car parking spaces.

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 - B

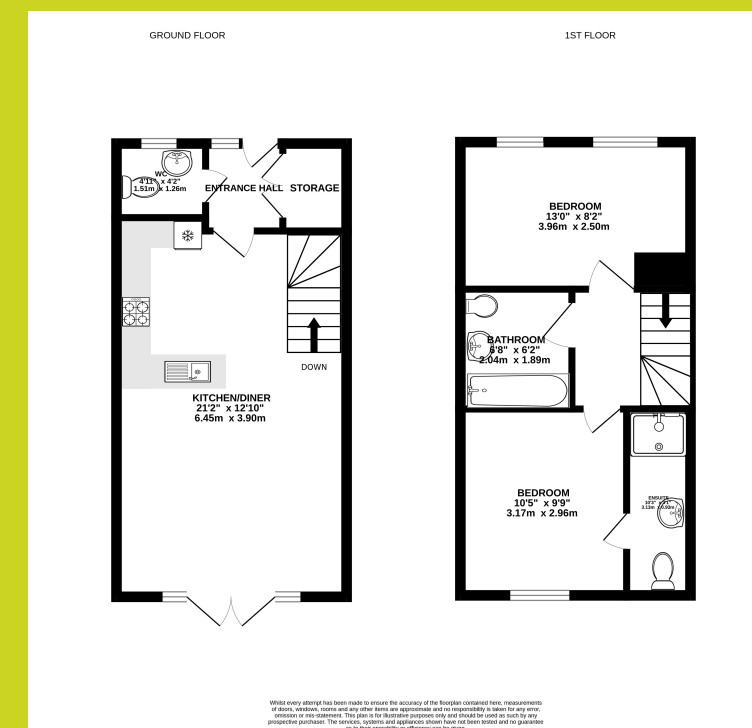
Disclaimer

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.

Brooke Way, Stowmarket



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		98
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	