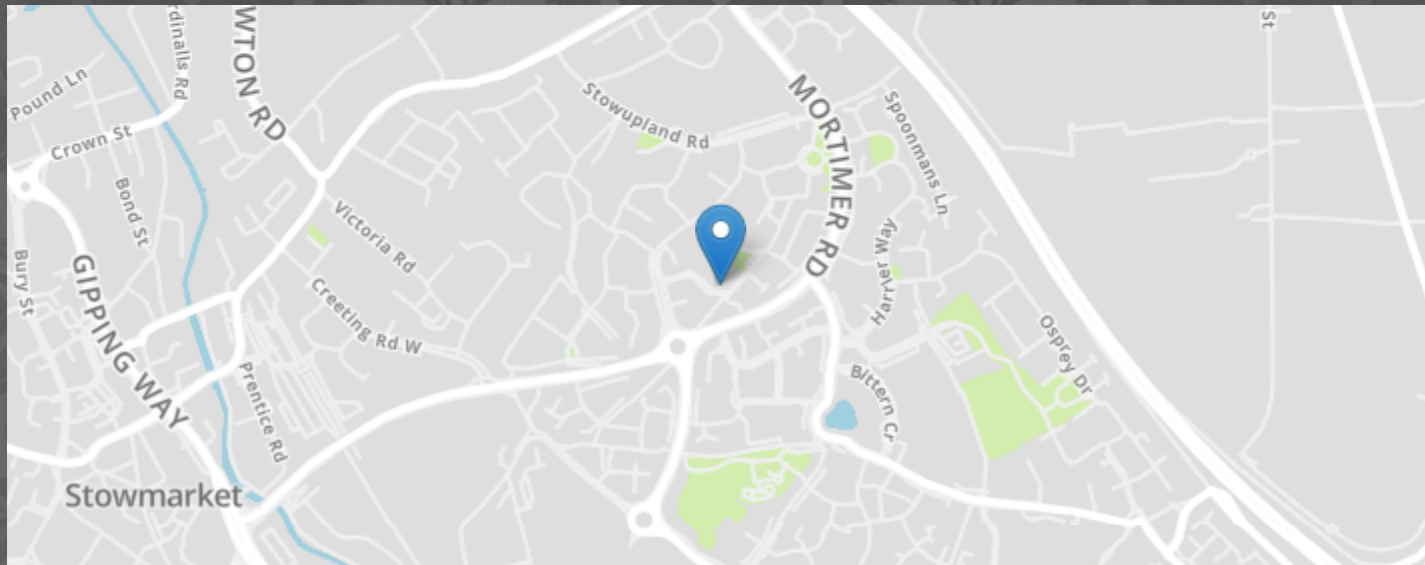


Guillemot Close, Stowmarket



- CUL-DE-SAC LOCATION
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING/DINING
- ALLOCATED CAR PARKING SPACE
- WC AND FIRST FLOOR BATHROOM

MARKS & MANN



Guillemot Close, Stowmarket

Welcoming to market this TWO DOUBLE BEDROOM cluster house located within close distance to the A14 and Stowmarket Town Centre. This property is located on a cul-de-sac and has the benefit of having an allocated parking space. There is a communal garden to the rear of the property and is close to a park. There is a downstairs WC, open plan living/dining area, fitted kitchen, two double bedrooms and a bathroom.

MARKS & MANN

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

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

£180,000 Offers in Excess of

Guillemot Close, Stowmarket

Guillemot Close, Stowmarket

Reception

4.81m x 4.74m (15' 9" x 15' 7") A good size open plan living/dining area, there is fitted hardwood effect flooring. There is dual aspect views with a large double glazed window overlooking the front of the property and a smaller double glazed window overlooking the side of the property. There is a good size fitted storage area under the stairs.

Kitchen

2.75m x 1.77m (9' 0" x 5' 10") A fitted kitchen with floor and overhead units with a good worktop space. There is an integrated double oven with a gas hob top and overhead extractor fan and an integrated fridge/freezer. There is large tiled flooring and spotlights.

WC

1.10m x 1.73m (3' 7" x 5' 8") A downstairs cloakroom including WC and wash basin.

Main Bedroom

2.94m x 3.07m (9' 8" x 10' 1") Main double bedroom overlooking the front of the property, laid carpets and neutral colour décor. This bedroom has the benefit of having a fitted wardrobe area.

Second Bedroom

2.05m x 4.22m (6' 9" x 13' 10") A good size double bedroom, there is fitted carpets and dual aspect views of the side of the property and the front.

Bathroom

1.91m x 1.67m (6' 3" x 5' 6") A three piece suite including bath with overhead shower, WC and wash basin.

Outside

Front;
Pebbled area with flower pots, there is a canopy porch and step leading to the front entrance. Allocated parking space is opposite the property.

Rear;
Communal laid to lawn area.

Important information

Tenure – Freehold
Service Charge - £216.40 PA
Services – we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band - A
EPC rating - C

Directions

Using a SatNav, please use IP14 5GJ as the point of destination.

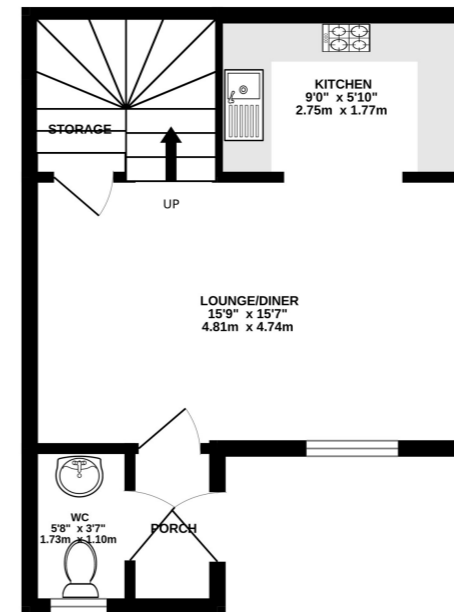
Disclaimer

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.

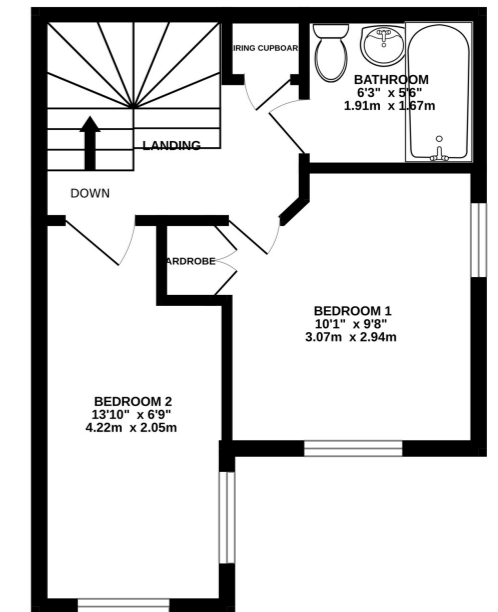
Anti Money Laundering Regulations

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.

GROUND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 567 sq.ft. (52.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
(81-91)	B		90
(69-80)	C	75	
(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	