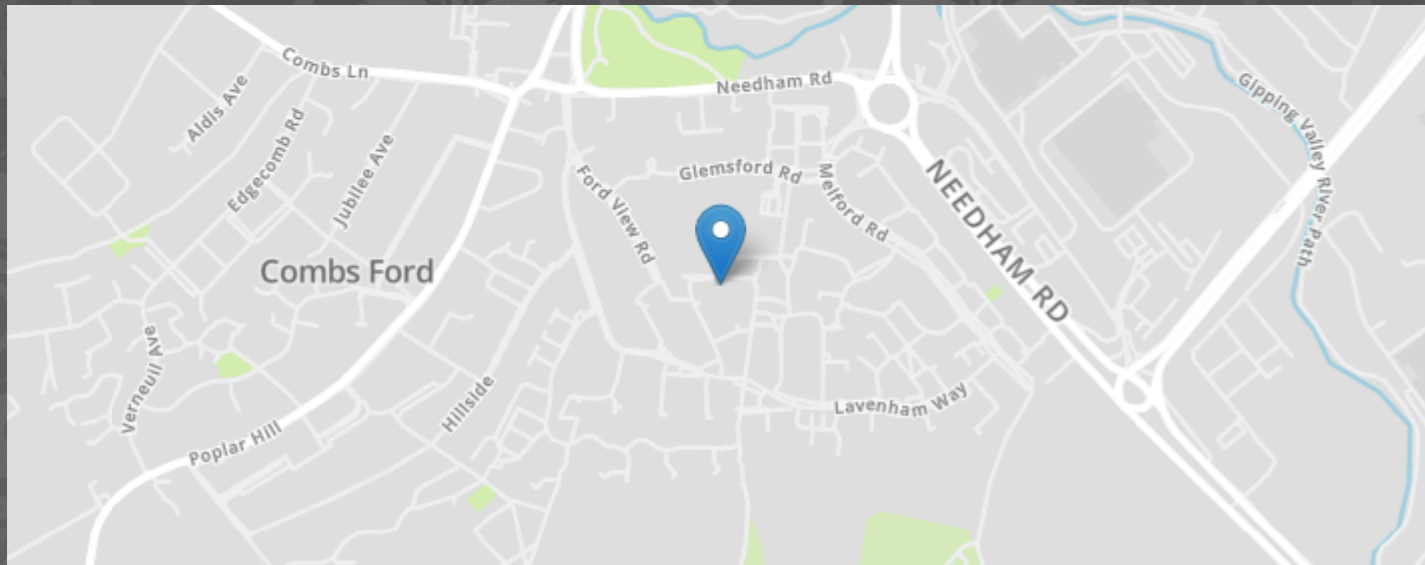


## Semer Close, Stowmarket



- TWO BED TERRACED HOME
- SOUTH WEST FACING REAR GARDEN
- OPEN PLAN LOUNGE / DINER
- ACCESS TO TRAVEL LINKS
- OFF STREET PARKING
- MODERN KITCHEN
- CLOSE TO LOCAL AMENITIES
- GAS CENTRAL HEATING & DOUBLE GLAZING

# MARKS & MANN

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

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# MARKS & MANN



## Semer Close, Stowmarket

Offered for sale is this terraced two bedroom property with OFF ROAD PARKING and a SOUTH WEST facing rear garden. The home comprises of an OPEN-PLAN living/dining room with a modern kitchen, two bedrooms and a family bathroom. Located in the popular market town of Stowmarket it has access to a range of local amenities as well as travel links to London including the direct line to London and access to the A14 and A12.

**£200,000 Offers in Excess of**

## Semer Close, Stowmarket

### GROUND FLOOR

#### Porch

Plastered ceiling, overhead lighting, radiator and wood effect flooring.

#### Lounge

Plastered ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and wood effect flooring.

#### Kitchen

Skimmed ceiling, spotlighting, rear aspect UPVC double glazed window and obscured door, radiator and wood effect flooring. Kitchen consists of a range of base and eye level units, integrated sink drainer, extraction unit and space for fridge freezer, washing machine, tumble dryer and cooker unit.

### FIRST FLOOR

#### Landing

Plastered ceiling, spotlighting, loft access hatch, airing cupboard and carpeted flooring.

#### Bedroom One

Plastered ceiling, overhead lighting, front aspect UPVC double glazed window, radiator, built in wardrobe and carpeted flooring.

#### Bedroom Two

Plastered ceiling, overhead lighting, rear aspect UPVC double glazed window, radiator and carpeted flooring.

#### Bathroom

Three piece family bathroom with plastered ceiling, overhead lighting, rear aspect UPVC double glazed obscured window, heated towel rack, under-sink storage and tiled flooring.

### OUTSIDE

#### Rear Garden

South West facing rear garden with patio area, AstroTurf area, stoned area with storage shelter.

#### Driveway

Three car concrete driveway.

### ADDITIONAL INFORMATION

#### 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 - C

Our Ref: SM

#### Location

Stowmarket is a popular market town located in 'The Heart of Suffolk' between the historic town of Bury St. Edmunds and the county town Ipswich. The town itself benefits from a wide range of amenities and facilities together with main line rail links with London's Liverpool Street station and fast access to the A14 trunk road.

#### Directions

Using a Satnav, please use IP14 2PB as the point of destination.

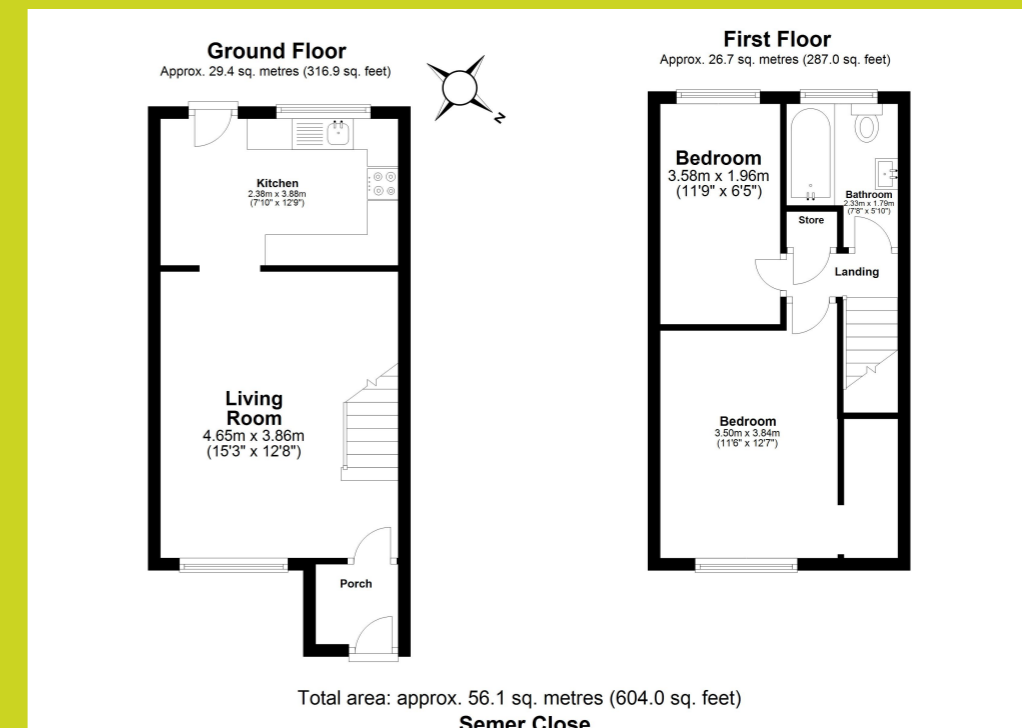
### Disclaimer

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.

## Semer Close, Stowmarket



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

