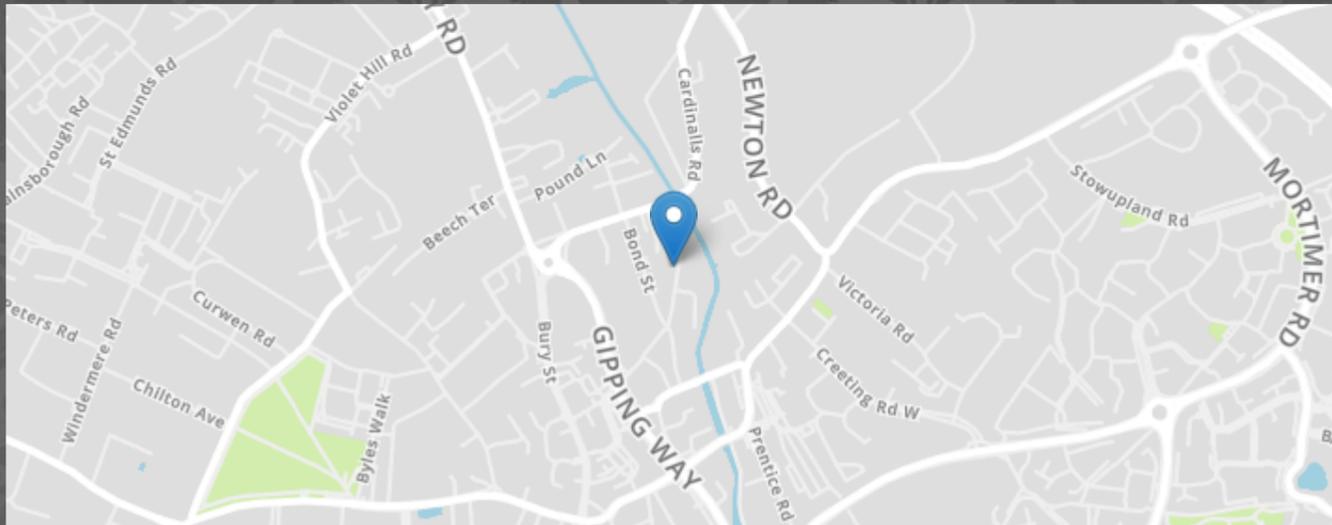


Regent Street, Stowmarket



- NO ONWARD CHAIN
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND A
- TWO RECEPTION ROOMS
- POPULAR AREA OF STOWMARKET
- CLOSE TO STOWMARKET TOWN CENTRE & TRAIN STATION
- PREVIOUSLY EXTENDED
- NEUTRAL DECOR THROUGHOUT
- UPVC DOUBLE GLAZED WINDOWS
- POTENTIAL TO EXTEND (STPP)

MARKS & MANN

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

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Regent Street, Stowmarket

Marks And Mann are pleased to present to the market this TWO BEDROOM TERRACED HOME in the popular area of Regent Street in Stowmarket. This property benefits from TWO DOUBLE BEDROOMS, two deceptively-spacious reception rooms, a fitted kitchen with gas hob, good-sized rear garden and a modern fitted family bathroom all offered on sale with NO ONWARD CHAIN.

This property has also been PREVIOUSLY EXTENDED and invites for further extensions (STPP).

Located close to the heart of Stowmarket, this property provides easy access into the town centre and is located NEARBY TO STOWMARKET TRAIN STATION, of which provides direct links into London, Cambridge, Norwich and further afield.

This is an IDEAL FIRST TIME PURCHASE or GREAT INVESTMENT OPPORTUNITY alike.

A MUST VIEW to appreciate all that is on offer.

£180,000 Guide Price

Regent Street, Stowmarket

GROUND FLOOR

Kitchen

A practical space offering a range of overhead and undercounter storage cupboards, space and plumbing for a washing machine, low-level oven and gas hob and wooden worktops. Pantry cupboard. Fitted vinyl flooring. UPVC double glazed window to the side.

Lounge

A sizeable open-plan room with potential to open up the fireplace and add a log burner. This would allow any new buyer to create a cosy, yet charming living space. A UPVC double glazed window allows light in from the front aspect. Fitted carpet. Radiator.

Dining Room

A welcoming open-plan, reception room currently laid out as a home office which could be utilised with space for a dining table and additional storage units. UPVC double glazed window to the rear aspect. Hard flooring. Radiator.

Family Bathroom

A three-piece suite consisting of a bath, wash basin and WC. A double glazed, frosted window to the rear aspect. Floor to ceiling tiled walls. Vinyl flooring.

FIRST FLOOR

Bedroom One

A large double room with a built-in wardrobe providing ample space for a double bed and additional storage if desired. A UPVC double glazed window provides views over the rear garden and allows natural light to seep in. Fitted carpet. Radiator.

Bedroom Two

A good-sized double room with a UPVC double glazed window to the rear aspect of the property. Built-in storage cupboard. Fitted carpet. Radiator.

Outside

A well-proportioned, fully enclosed rear garden comprising of patio and grass areas. There is potential to extend above the current extension or out further into the rear garden without compromising on too much garden space. Ample on-road parking is available down the unrestricted road to the front of the property.

Important Information

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

Directions

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

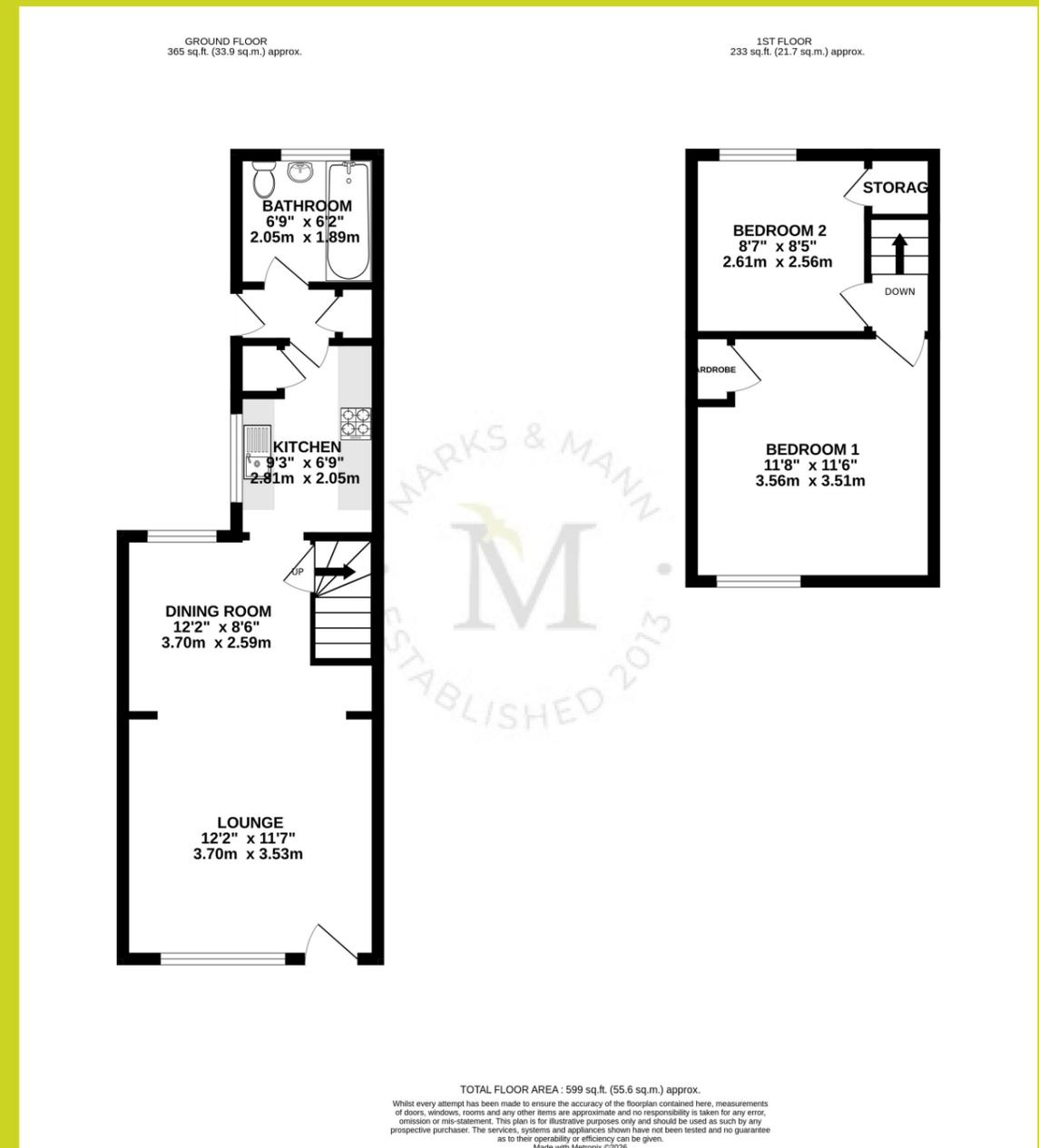
Anti-Money Laundering Regulations

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.

Regent Street, 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		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	