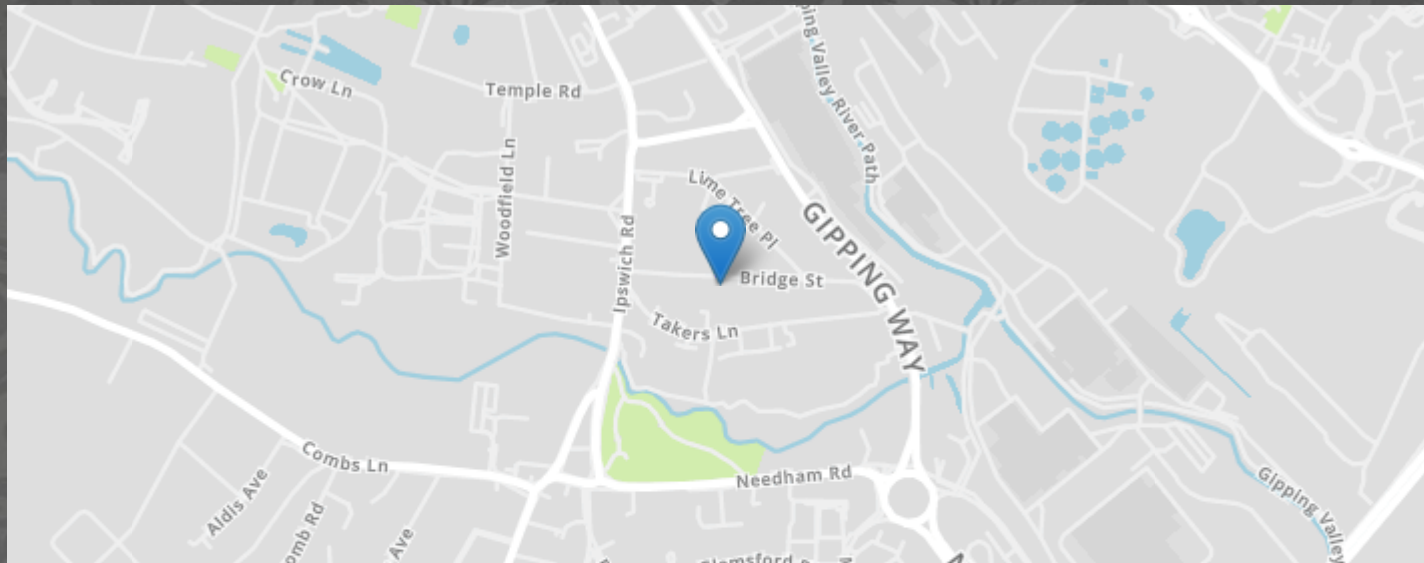


## Bridge Street, Stowmarket



- NO ONWARD CHAIN
- GARAGE AND DRIVEWAY
- CLOSE TO STOWMARKET STATION
- EASILY MAINTAINED FRONT GARDEN
- LONG LENGTH GARDEN
- CLOSE TO AMENITIES
- GROUND FLOOR BATHROOM AND FIRST FLOOR CLOAKROOM
- MODERN METHOD OF AUCTION

# MARKS & MANN

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# MARKS & MANN



## Bridge Street, Stowmarket

\*\*\*NO ONWARD CHAIN\*\*\*

Welcoming to market this THREE BEDROOM Semi-detached house located within walking distance to Stowmarket town centre. This spacious property offers a large reception area, galley-style kitchen, family bathroom, three bedrooms and cloakroom. There is an easily maintained front-garden and long length rear garden with SINGLE GARAGE AND DRIVEWAY to the rear. The property will need modernising throughout. The property is being sold via Modern Method of Auction.

**£170,000 Offers in Excess of**



Bridge Street, Stowmarket

Reception

3.49m x 7.04m (11' 5" x 23' 1") Large open plan reception area with fitted carpet and gas fireplace. There is a porch entrance leading in. Good size built in storage cupboard and good size under-stair storage.

Kitchen

1.98m x 3.99m (6' 6" x 13' 1") Galley-Style kitchen with floor and overhead units, integrated oven, gas hob top and overhead extractor fan. Space and plumbing for washing machine and dishwasher. Space for low level fridge/freezer or to be added in the large side entrance hall. Easily maintained fitted flooring and partly tiled walls. Sliding door to rear and entrance. Double glazed window above sink. Boiler located within the kitchen.

Bathroom

2.45m x 2.74m (8' 0" x 9' 0") Spacious ground floor family bathroom to include four piece with bath, walk-in shower, wash basin and WC. Frosted double glazed window, extractor fan and radiator.

Main Bedroom

3.04m x 3.49m (10' 0" x 11' 5") Good size double bedroom to the front of the property. Double glazed window and radiator.

Bedroom Two

3.49m x 3.06m (11' 5" x 10' 0") Double bedroom with fitted carpet. Double glazed window and radiator.

Bedroom Three

1.98m x 3.06m (6' 6" x 10' 0") Single bedroom to the rear of the property, access to this room is through the second bedroom. This room could be used as a nursery or at home office if desired. Double glazed window to the side and radiator. Built in storage cupboard.

WC

0.84m x 1.98m (2' 9" x 6' 6") First floor cloakroom to include wash basin and WC.

Outside

Front;  
Easily maintained front garden with low brick built surrounding, pathway to entrance porch and side access to the garden.  
Rear;  
Long length rear garden with mostly laid to lawn areas, outside shed. A pathway leads from the side of the property down to the rear of the garden, providing access to the single garage and driveway. Established shrubbery areas.

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 - TBC

Auctioneer Comments

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.  
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

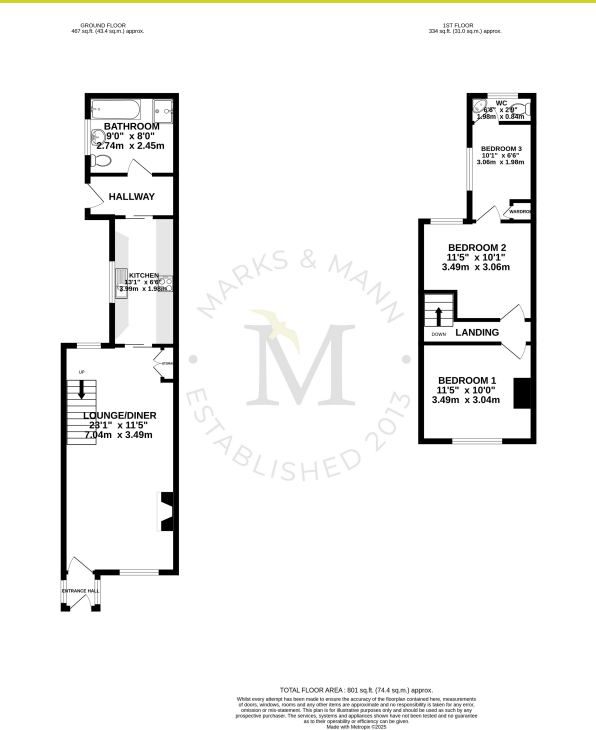
Disclaimer

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.

Bridge Street, Stowmarket



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

