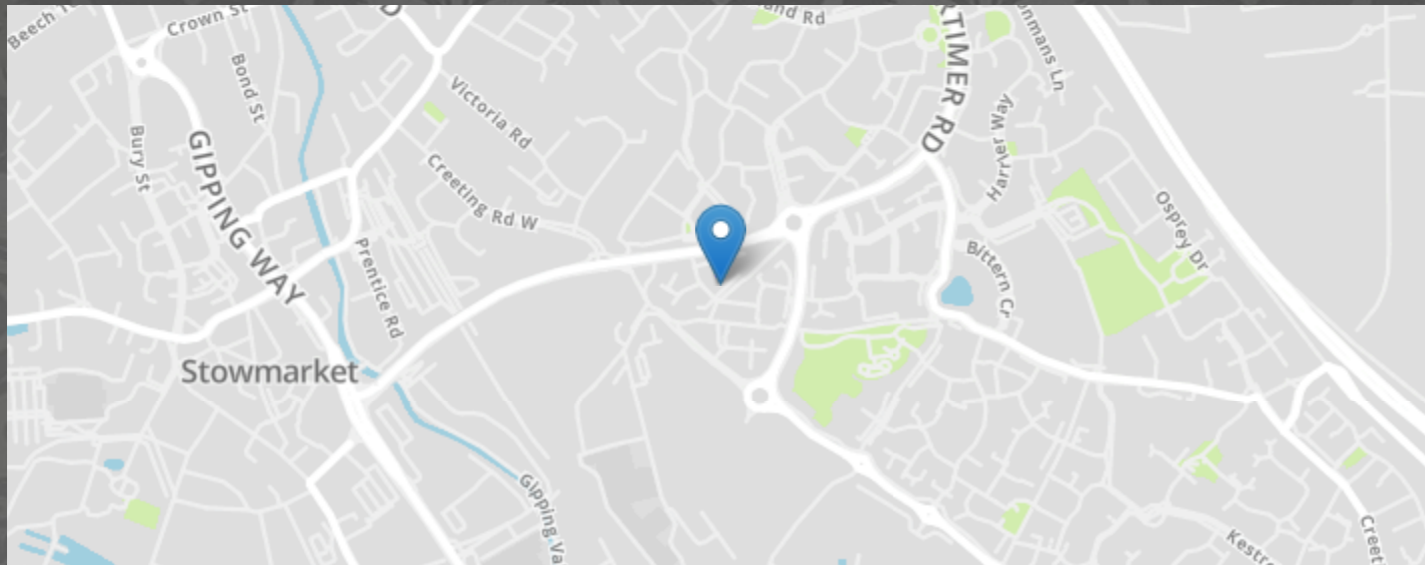


Goosander Road, Stowmarket



- TWO BED SEMI DETACHED HOUSE
- OFF ROAD CAR PARKING
- CLOSE TO LOCAL AMENITIES
- DOUBLE GALZED AND GAS CENTRAL HEATING
- REAR & SIDE GARDEN
- CUL DE SAC LOCATION
- ACCESS TO A14 AND A12
- GROUND FLOOR W/C

MARKS & MANN



Goosander Road, Stowmarket

Offered for sale is this semi-detached two bedroom property with OFF ROAD PARKING and an enclosed rear garden. The home comprises of a sizable living room with an open plan kitchen/diner, two double 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.

MARKS & MANN

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Website www.marksandmann.co.uk

£210,000 Offers in Excess of

Goosander Road, Stowmarket

GROUND FLOOR

Entrance Hall

Skimmed ceiling, overhead lighting, radiator, carpeted stairs leading to first floor and carpeted flooring.

Lounge

4.07m x 3.17m (13' 4" x 10' 5")

Skimmed ceiling, spotlighting, front aspect UPVC double glazed window, radiator, under stairs storage cupboard and carpeted flooring.

Kitchen/Diner

4.15m x 3.00m (13' 7" x 9' 10")

Skimmed ceiling, spotlighting, rear aspect UPVC double glazed window, rear aspect UPVC double glazed French doors, radiator and laminate flooring. Kitchen consists of a range of base and eye level units with integrated sink-drainer, electric oven, gas hob and extraction unit, space for a fridge freezer, washing machine and dishwasher.

WC

Skimmed ceiling, overhead lighting, side aspect UPVC double glazed obscured window, radiator and laminate flooring.

FIRST FLOOR

Landing

Skimmed ceiling, overhead lighting, loft access hatch, radiator and carpeted flooring.

Bedroom One

4.14m x 2.92m (13' 7" x 9' 7")

Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, radiator, fitted wardrobes, airing cupboard and carpeted flooring.

Bedroom Two

4.17m x 2.15m (13' 8" x 7' 1")

Skimmed ceiling, overhead lighting, two rear aspect UPVC double glazed windows, radiator and carpeted flooring.

Bathroom

2.19m x 1.99m (7' 2" x 6' 6")

Three piece family bathroom with skimmed ceiling, spotlighting, heated towel rack and laminate flooring.

OUTSIDE

Rear Garden

Landscaped, enclosed rear garden with patio area and lawned area, there is also an external tap.

Side Garden

Rear garden joins into the side garden with a paved path to the garden gate giving access to the front of the property, the rest is laid to lawn.

Parking

Off road parking for 1 car

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

Goosander Road, Stowmarket

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.

Directions

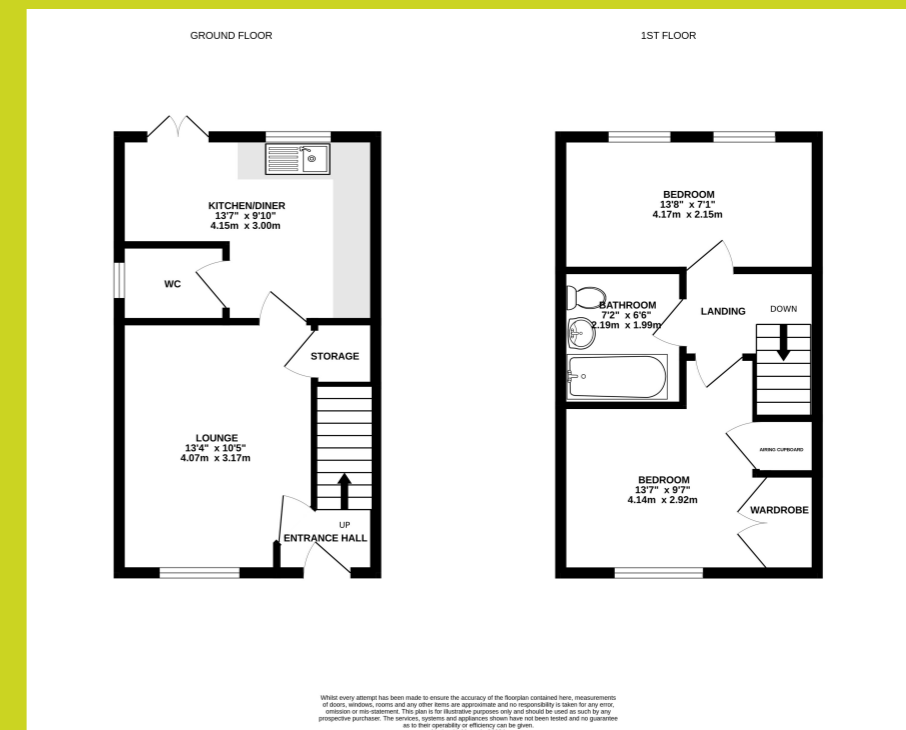
Using a Satnav, please use IP14 5BD as the point of destination.

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.



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

