

Purcell Road, Stowmarket



- NO CHAIN
- GAS CENTRAL HEATING
- KITCHEN
- GARAGE

- DOUBLE GLAZED WINDOWS
- LOUNGE & DINING AREA
- CONSERVATORY WITH DOUBLE DOORS TO GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING

MARKS & MANN

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MARKS & MANN



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TWO BEDROOM SEMI-DETACHED BUNGALOW comprised of entrance hall, shower room, cloakroom, lounge/dining room, kitchen, conservatory. To the rear of the property, there is a fully enclosed rear garden, but also offers a patio area, mature plants and shrubs and access to the front via a side gate. Also there is access to the garage, This property also benefits from a driveway which provides off road parking and garage, Served by gas central heating and fully double glazed throughout. In the valuer's opinion early viewing is highly recommended.

Situated on the highly sought after Chilton Hall Development in Stowmarket, the property is just a short drive from Stowmarket town centre and is well catered for by a range of local amenities, including the local leisure centre and two local convenience stores on the outside of the development. This property also falls within the school catchment for Wood Ley Primary and Stowmarket High School.

£250,000 Offers in Excess of

Purcell Road, Stowmarket

Front

Stone area to the front, Tarmac driveway providing off road parking, Gate to the rear garden.

Entrance Hall

Built in cupboard, Airing cupboard, Loft access, Laminate flooring, Coved and textured ceiling, Radiator.

Cloakroom

Double glazed window to front, Low level W.C. Wall mounted basin, Fully tiled walls, Radiator.

Shower Room

Double glazed window to front, Walk in shower, Hand wash basin in vanity unit, Tiled flooring and walls.

Lounge/ Dining Room

3.67m x 5.24m (12' 0" x 17' 2") Double glazed patio door to rear, Laminate flooring, Two radiators.

Kitchen

2.50m x 3.05m (8' 2" x 10' 0") Double glazed window and door to rear, Water softener, Stainless steel sink with mixer tap and drainer, Laminated worktop, A range of wall and base fitted units with cupboards and drawers, Built in double oven, Electric hob with with extractor hood above, Space for fridge/freezer, Built in washing machine. Radiator.

Conservatory

2.75m x 2.77m (9' 0" x 9' 1") Double glazed windows with French doors to rear, Laminate flooring.

Bedroom One

2.26m x 4.29m (7' 5" x 14' 1") Double glazed window to side, Built in wardrobes, Radiator.

Bedroom Two

2.63m x 3.22m (8' 8" x 10' 7") Double glazed window to side. Radiator.

Rear Garden

Fully enclosed rear garden with steps leading to mostly laid to lawn with patio area, trees, shrubs, flowers, Access to the garage, Side gate.

Garage

Electric up and over door, Power and light connected, Personnel door to side.

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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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.

School Admissions

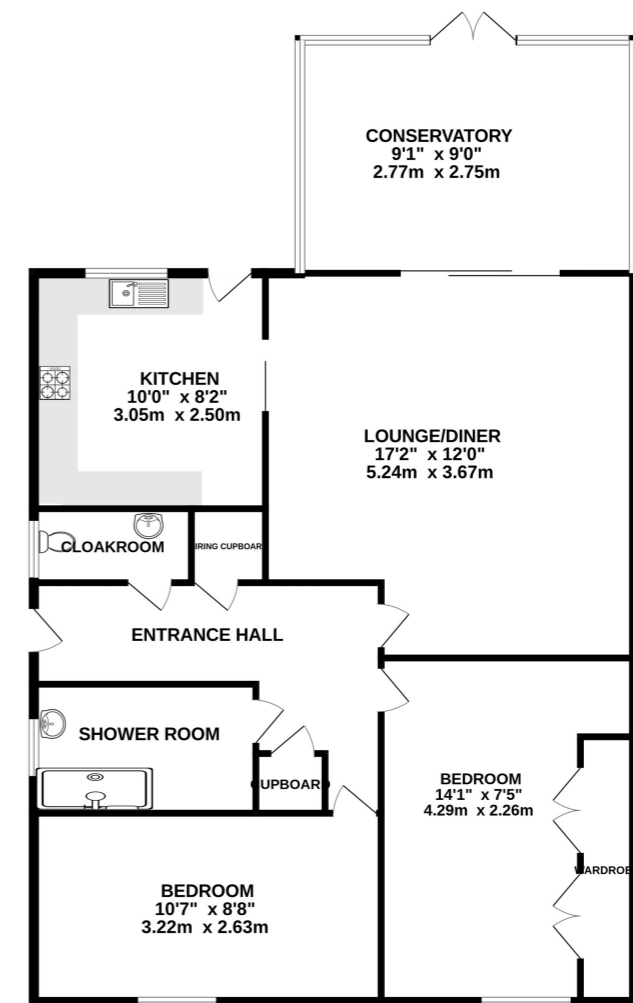
To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Council tax band

At the time of instruction the council tax band for this property is band B.

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GROUND FLOOR



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.
Made with Metropix 6/2024



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		89
(69-80)	C	71	
(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	