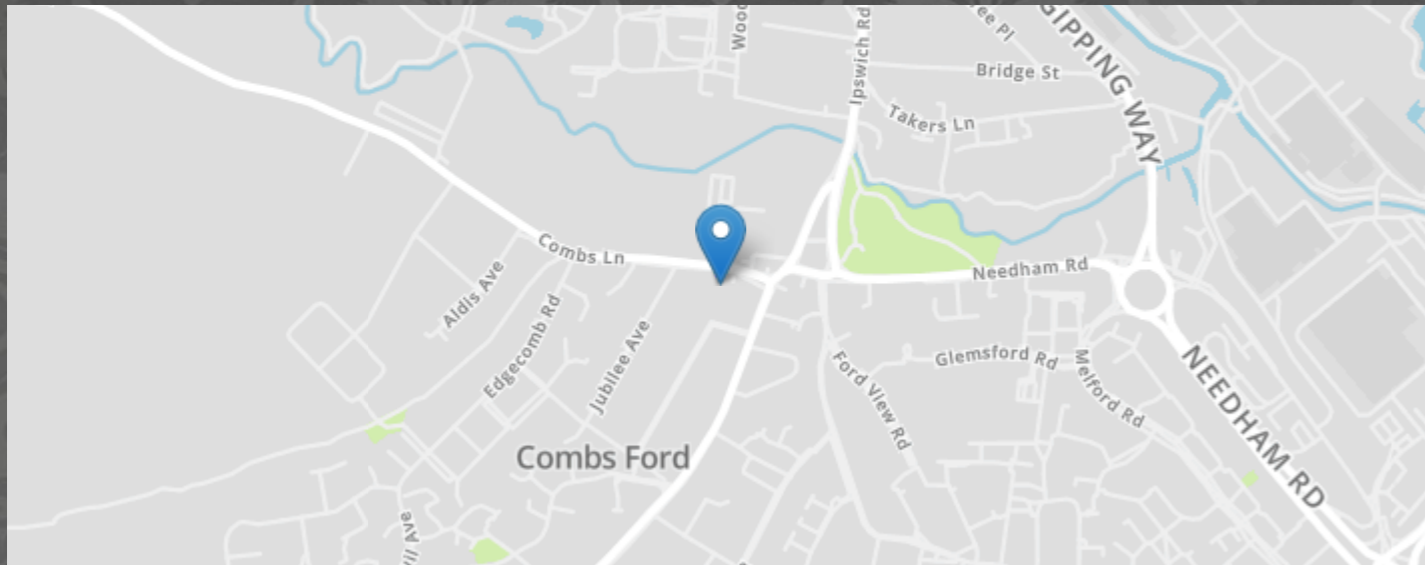


Combs Lane, Stowmarket



- MID TERRACED COTTAGE
- OFF ROAD PARKING FOR 3 CARS
- DINING AREA
- DOWNSTAIRS BATHROOM
- COMBS LOCATION
- VIEWING HIGHLY RECOMMENDED
- TWO DOUBLE BEDROOMS
- LOUNGE
- KITCHEN
- FULLY ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES

MARKS & MANN



Combs Lane, Stowmarket

Marks And Mann are delighted to offer for sale this Mid Terraced Cottage offering superb accommodation and ample off road parking. This cottage boasts TWO DOUBLE SIZED BEDROOMS, excellent decorative order throughout, living area with log-burner, open plan kitchen/diner, downstairs bathroom, fully enclosed rear garden, VIEWING HIGHLY RECOMMENDED.

MARKS & MANN

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

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

£220,000 Guide Price

Combs Lane, Stowmarket

Combs Lane, Stowmarket

Reception

13' 5" x 11' 6" (4.08m x 3.50m) Double glazed window to front aspect, laminate flooring, new door to front and radiator. This is a cosy and welcoming reception area with a featured wood burner. There is plenty of space under the stairs which could be utilised for fitted storage.

Dining Area

11' 7" x 10' 1" (3.52m x 3.08m) Double glazed window to rear aspect. Large tile flooring and featured wall with modern décor. The dining area is spacious and allows for a large dining table and additional storage if needed. There is an open brick feature with shelves in place of the previous fireplace.

Kitchen

7' 2" x 6' 7" (2.19m x 2.00m) Double glazed window to side aspect, Range of fitted floor and wall mounted units, Laminate work surfaces, Stainless steel sink unit with mixer tap, Space for cooker, Extractor hood, Space for fridge freezer, Part tiled walls.

Lean To / Utility

Plumbing for washing machine, Outside tap connected.

Bathroom

Double glazed window to rear aspect, Matching suite comprising Bath with shower, WC, Wall mounted sink with vanity unit under, Part tiled walls.

Main Bedroom

11' 9" x 10' 2" (3.59m x 3.10m) Double glazed window to rear aspect, Built in cupboard, Loft access, Radiator.

Bedroom Two

11' 11" x 10' 2" (3.64m x 3.10m) Double glazed window to front aspect, radiator. Fitted carpet and shelves have been added.

Front Garden

Laid to lawn providing off road parking for up to three cars, leading to front door. There is also storage.

Rear Garden

Fully enclosed and laid to lawn, Patio area, Garden path leading to garden shed. The garden offers the opportunity to further landscape or keep as an easily maintained area.

Parking

Off road parking for up to three cars.

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.

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 - TBC

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.

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.

