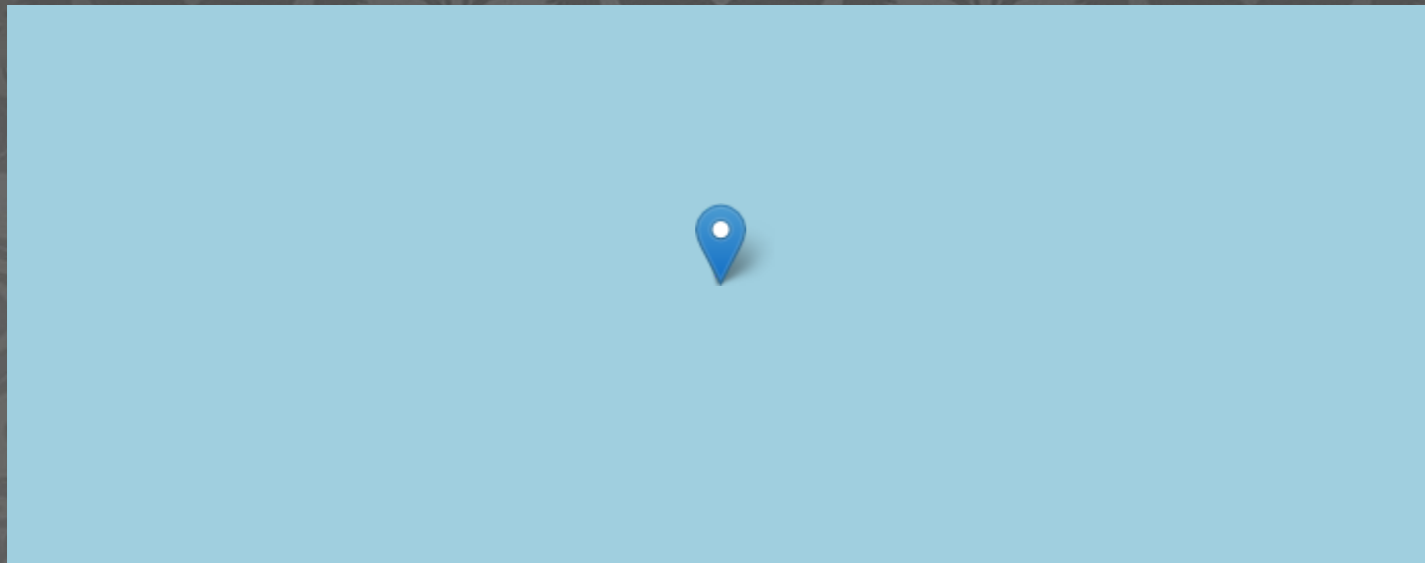


142 Spencer Way, STOWMARKET



MARKS & MANN



- CUL-DE-SAC LOCATION
- OFF STREET PARKING
- SPACIOUS REAR GARDEN
- THREE BEDROOMS
- SINGLE GARAGE
- LIVING/DINER



142 Spencer Way, STOWMARKET

Marks and Mann are proud to present this three bedroom detached house in a quiet cul-de-sac location. Internally the property benefits from an open plan living/dining area, downstairs WC, and kitchen with side access into the garden. On the first floor the property benefits from a modern family bathroom, two double bedrooms and a single bedroom. Externally the property provides off road parking for multiple vehicles in front of a single garage and on a secondary driveway.

Ideally situated a short distance away from Stowmarket town centre the property benefits from access to all the facilities provided as well as transport links via a bus stop a short distance away and Stowmarket train station.

£300,000

MARKS & MANN

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Front

Dual paved driveways, one to side in front of garage, one adjacent to front of the property.

Hallway

Karndean flooring, radiator, access to :

Cloakroom

Double glazed window to side, karndean flooring, floor mounted WC, wall mounted sink with storage under.

Living Room

4m x 3.7m (13' 1" x 12' 2")
Double glazed bay windows to front, radiator, access to dining area.

Dining Room

3.7m x 2.5m (12' 2" x 8' 2")
Double glazed double doors to rear, art select flooring, radiator.

Kitchen

3.3m x 2.5m (10' 10" x 8' 2")
Double glazed window to rear, double glazed door to side, karndean flooring, laminate worktops with cupboards above and below, gas hob with extractor, gas oven, resin sink, radiator.

First Floor

Bedroom One

3.6m x 2.9m (11' 10" x 9' 6")
Double glazed window to rear, laminate flooring, radiator.

Bedroom Two

3m x 2.9m (9' 10" x 9' 6")
Double glazed window to rear, laminate flooring, radiator.

Bedroom Three

2.8m x 2m (9' 2" x 6' 7")
Double glazed window to front, van gogh flooring, wood panelled feature wall, radiator.

Bathroom

2.1m x 2m (6' 11" x 6' 7")
Double glazed window to side, vinyl flooring, wall mounted sink with storage under, floor mounted WC, bath with shower over, part tiled walls, access to airing cupboard.

Rear Garden

West facing, laid to lawn with small patio area, access via side gate.

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

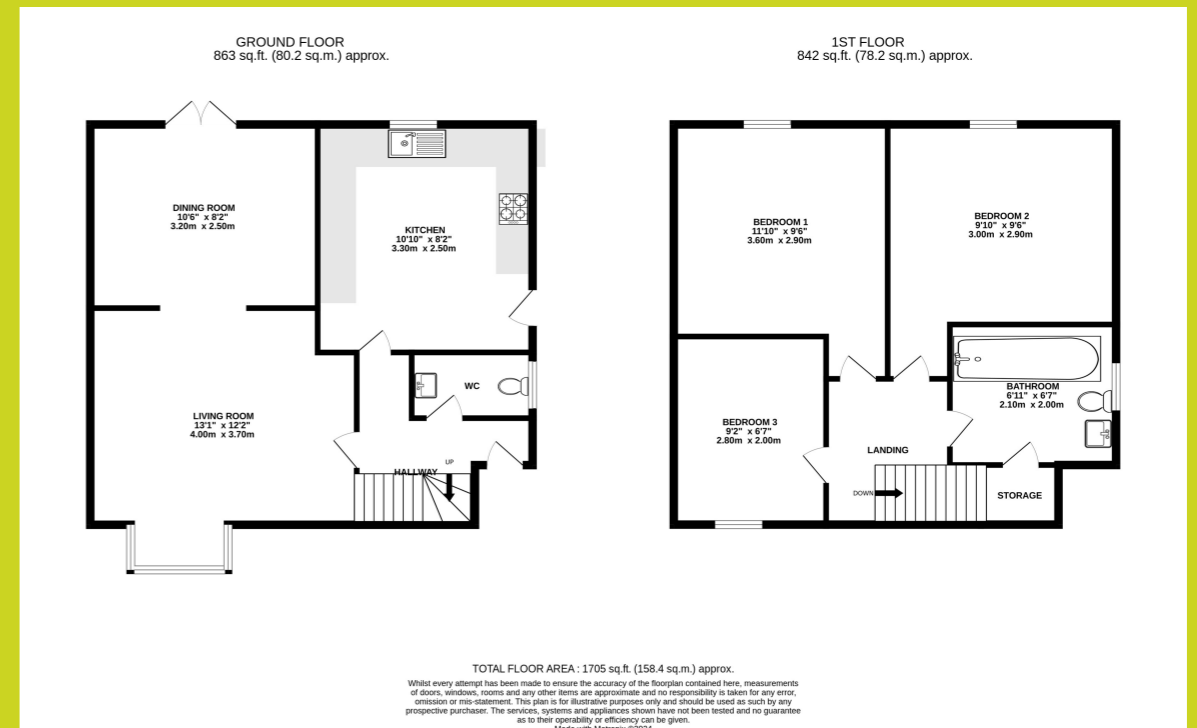
To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Useful Infomation

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit : www.rightmove.co.uk/broadband-speed-in-my-area for this information.

Council Tax Band

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



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

