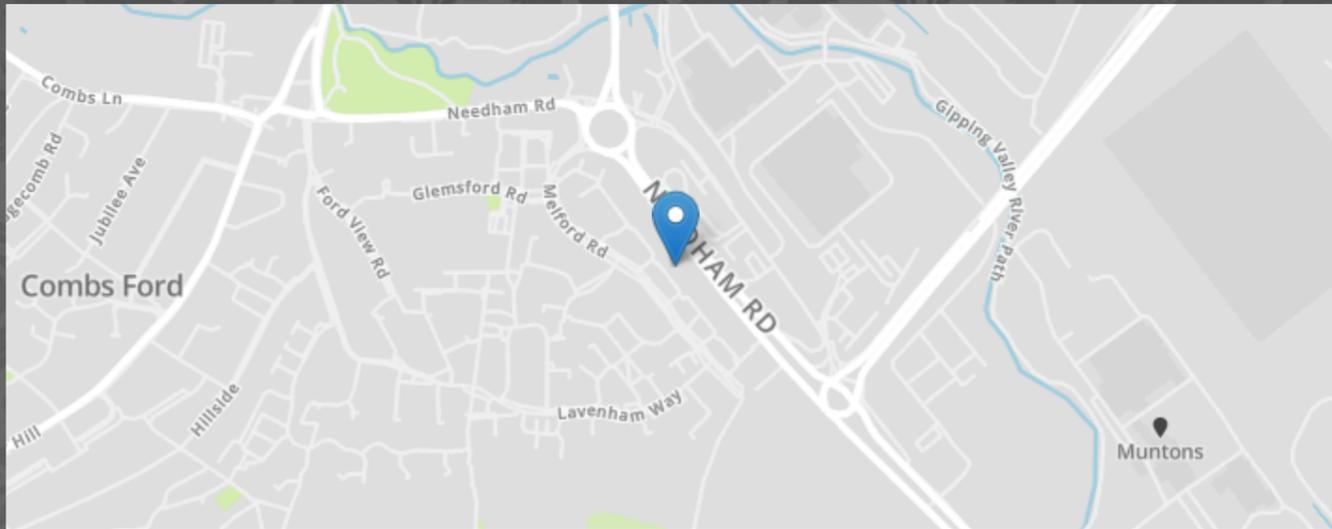


Melford Road, Stowmarket



- NO ONWARD CHAIN
- CUL DE SAC LOCATION
- INVESTMENT OPPORTUNITY
- CLOSE TO LOCAL AMENITIES
- MEZZANINE BEDROOM
- OPEN PLAN
- EASY A14 ACCESS
- OFF ROAD CAR PARKING

MARKS & MANN



Melford Road, Stowmarket

NO ONWARD CHAIN

MARKS & MANN

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

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contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

Welcoming to market this well presented and private ONE BEDROOM/MEZZANINE end of terraced house, located on a cul-de-sac location with Stowmarket. The property offers parking, downstairs bathroom, open plan reception area with a kitchen and a mezzanine bedroom. This property is located right within a popular area of Stowmarket with great access to all the town has to offer as well as being able to access the A14 easily. This house offers both residential and investment opportunities and has been REFRESHED throughout.

£135,000 Guide Price

Melford Road, Stowmarket

Reception Room

5.56m x 4.08m (18' 3" x 13' 5")
 Spacious open plan kitchen/living/dining. The kitchen has fitted floor and overhead units with a good amount of worktop space. The kitchen has a fitted oven with gas hob top. Space and plumbing for a washing machine and fridge/freezer. The open plan reception/diner offers a large understairs storage area. Radiator. Fitted laminate flooring. REFRESHED décor.

Bathroom

2.06m x 1.79m (6' 9" x 5' 10")
 The bathroom has a three piece suite to include bath with overhead shower, WC and wash basin. Large tiled flooring. Extractor fan. Refreshed décor and skirting boards. Double glazed frosted window.

Bedroom

2.62m x 4.08m (8' 7" x 13' 5")
 Spacious double bedroom with views of the downstairs area. Well lit with natural light from the Velux window. There is a fitted sliding wardrobe and space for a double bed and further storage if desired. Fitted carpet. Loft access.

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 - C

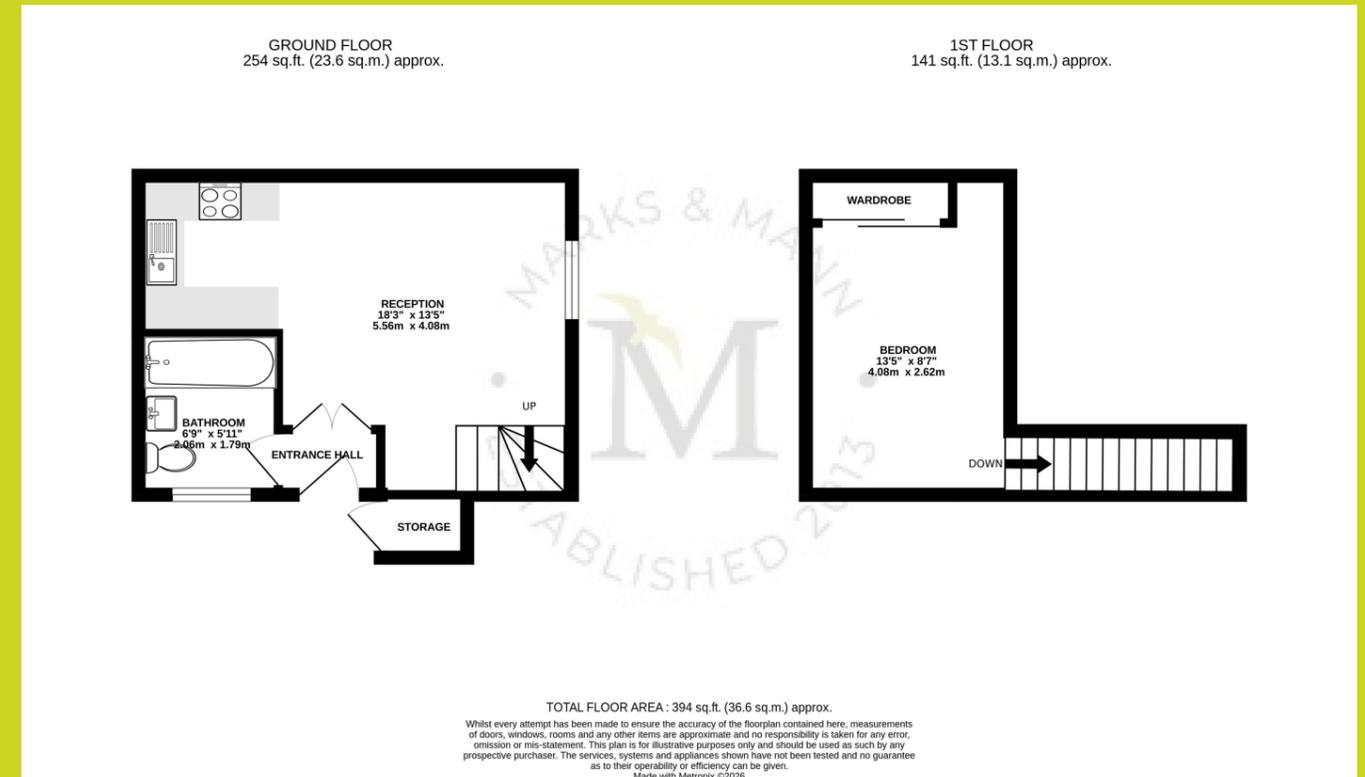
Disclaimer

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.

Melford Road, Stowmarket



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

