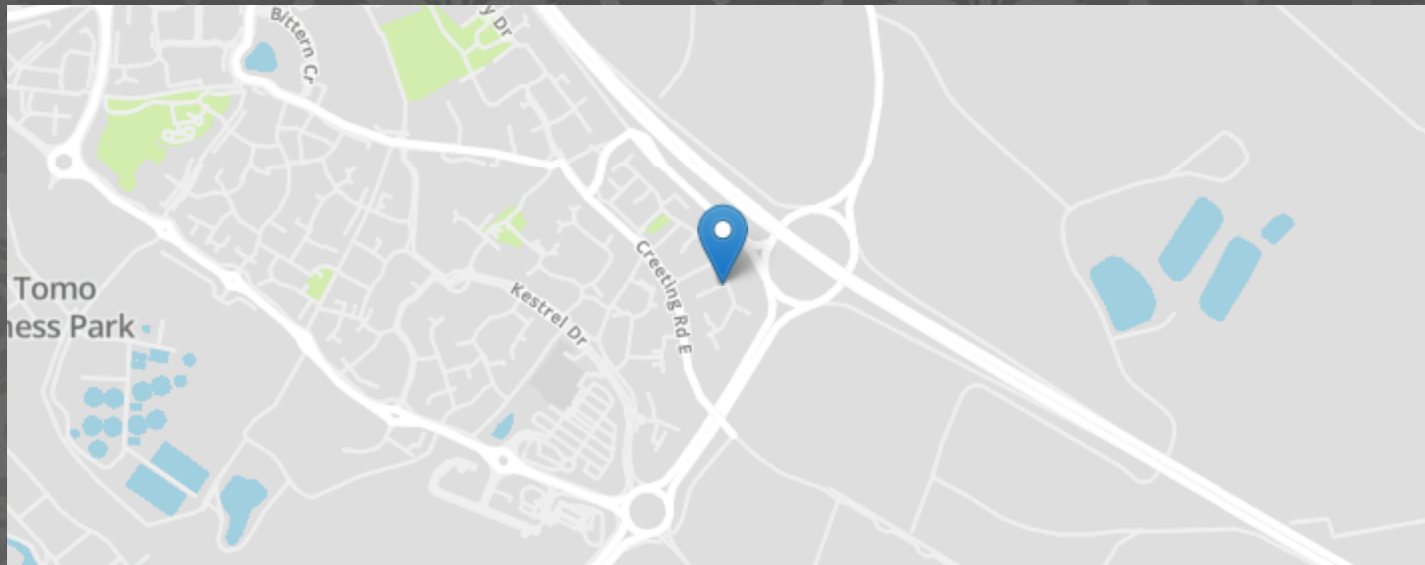


## Buzzard Rise, Stowmarket



- ALLOCATED CAR PARKING SPACE
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- SPACIOUS LOUNGE/DINER
- AMPLE STORAGE THROUGHOUT PROPERTY
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- GROUND FLOOR W/C
- LOCATED CLOSE TO LOCAL AMENITIES

# MARKS & MANN

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# MARKS & MANN



## Buzzard Rise, Stowmarket

TWO DOUBLE BEDROOM TERRACED HOME, With allocated space, three visitor spaces and on street parking, finding a spot for your car is not a problem for this property. Located less than a 10 minute drive to the town centre and close to local supermarkets, restaurants and schools. This property boasts a generously sized Lounge/Diner, ground floor W/C and two Double Bedrooms.

**£220,000 Offers in Excess of**

## Buzzard Rise, Stowmarket

### Hallway

Skimmed ceiling, overhead lighting, radiator, UPVC front door, carpeted stairs leading to the first floor and wood effect flooring.  
Doors leading to:

### Ground Floor W/C

Two piece cloakroom with skimmed ceiling, overhead lighting, front aspect UPVC double glazed obscured window, radiator and laminate flooring.

### Lounge/Diner

4.92m x 3.83m (16' 2" x 12' 7")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window and French doors, two radiators, under-stair storage cupboard housing the fuse box and wood effect flooring.

### Kitchen

3.08m x 1.63m (10' 1" x 5' 4")  
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window and tiled flooring. Kitchen comprises of a range of base and eye level storage units, integrated electric oven and gas hob with space for a washing machine, dishwasher and fridge freezer.

### Landing

Skimmed ceiling, overhead lighting, loft access hatch, radiator and carpeted flooring.  
Doors leading to:

### Bedroom one

3.82m x 2.97m (12' 6" x 9' 9")  
Skimmed ceiling, overhead lighting, radiator, rear aspect UPVC double glazed window, fitted wardrobes and carpeted flooring.

### Bedroom two

3.80m x 2.70m (12' 6" x 8' 10")  
Skimmed ceiling, overhead lighting, radiator, front aspect UPVC double glazed window, airing cupboard and carpeted flooring.

### Bathroom

2.24m x 1.80m (7' 4" x 5' 11")  
Three piece bathroom with skimmed ceiling, overhead lighting, half high tiling, radiator, bath with overhead shower, w/c, hand basin and vinyl flooring.

### Rear Garden

Patio area leading from the living room, rest laid to lawn with a paved path leading to a garden gate providing rear access to the garden from the parking spaces.

### Parking

One allocated parking space in lot behind the property with three visitor parking spaces as well as on street parking.

### Disclaimer

In accordance with the Property Misdescriptions Act (1991) 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.

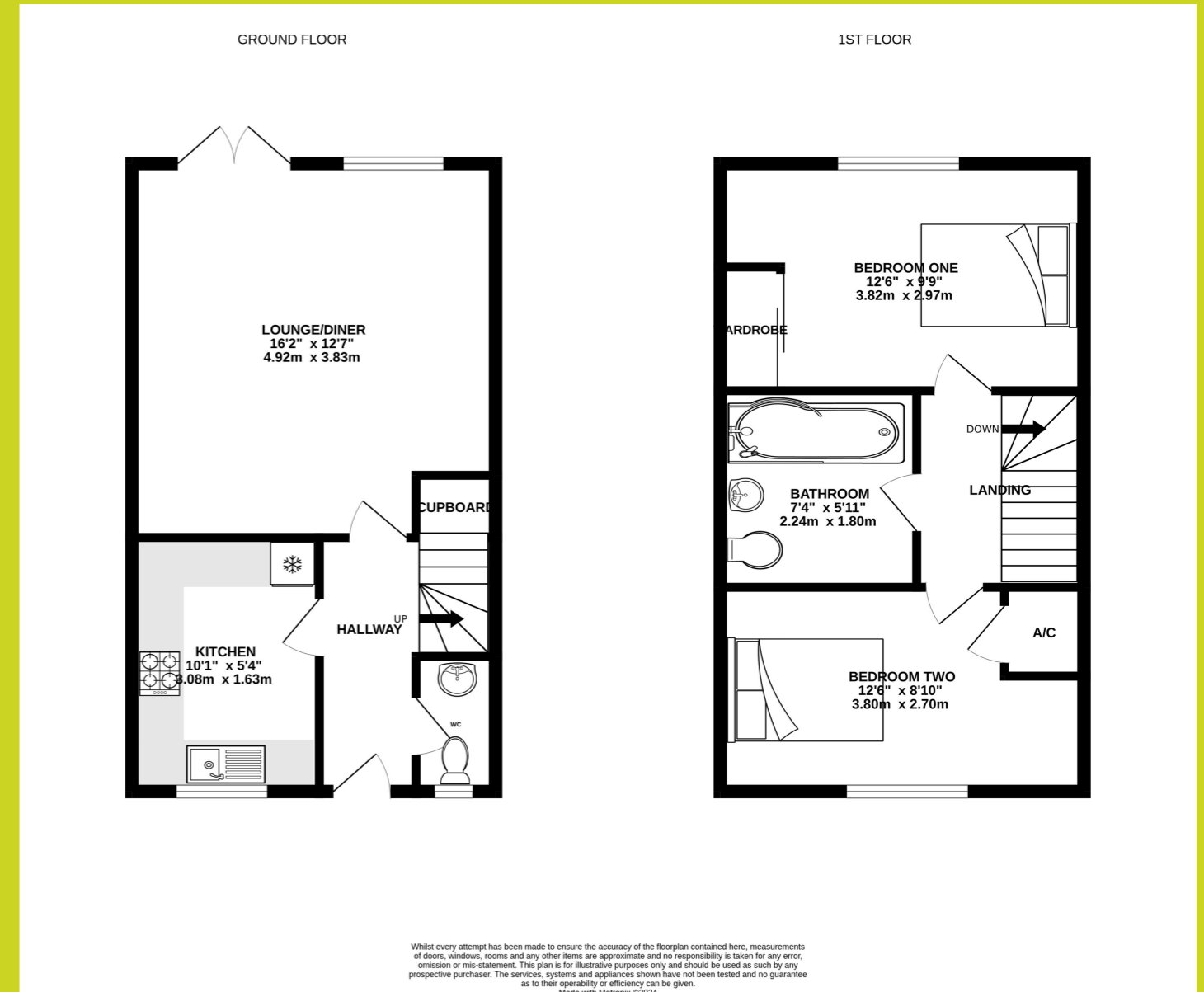
### School Admissions

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.

## Buzzard Rise, Stowmarket



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

