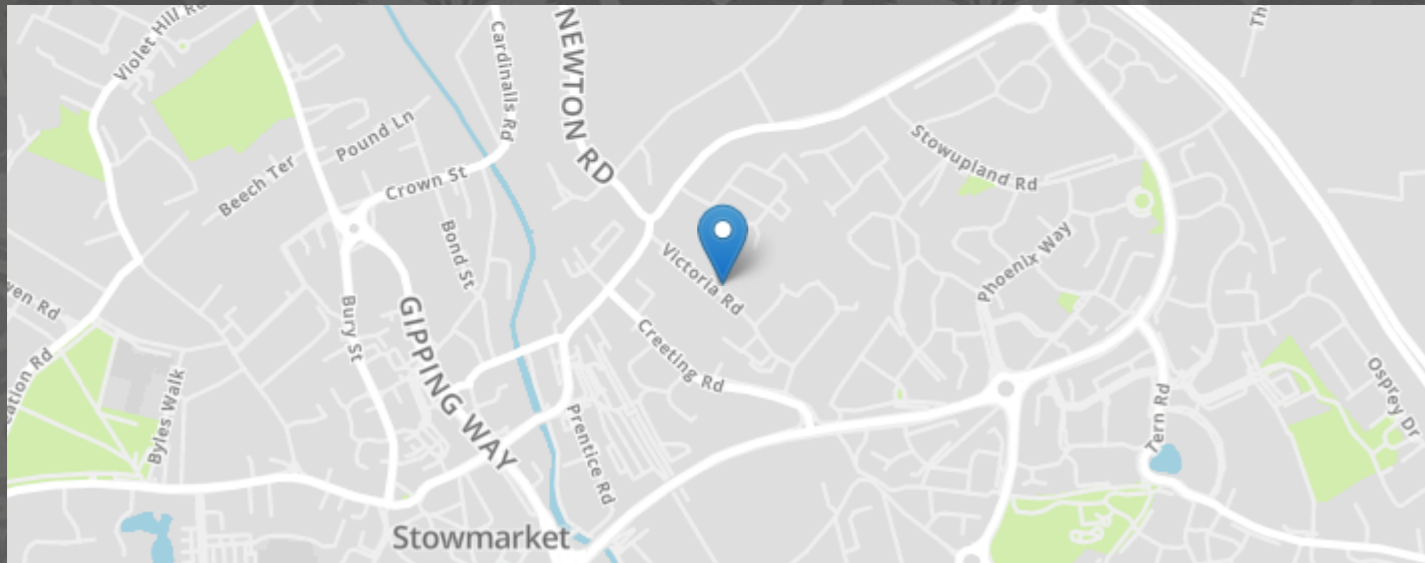


Victoria Road, Stowmarket



- NO ONWARD CHAIN!
- DRESSING AREA TO BEDROOM ONE
- GARAGE & AMPLE OFF ROAD PARKING
- MULTIPLE RECEPTION ROOMS
- CLOSE TO STOWMARKET TOWN CENTRE & TRAIN STATION
- EXTENDED
- FIRST FLOOR BATHROOM & CLOAKROOM
- LARGE REAR GARDEN
- THREE/ FOUR BEDROOMS

MARKS & MANN

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

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Victoria Road, Stowmarket

****NO ONWARD CHAIN!****

Deceptively spacious is this two storey extended, semi-detached family home. Situated within walking distance of Stowmarket train station and the town centre the property boasts an enviable location. Comprising of multiple spacious reception rooms, kitchen, cloakroom, and three bedrooms, with bedroom one benefiting from a dressing area that could be used as a fourth bedroom, and a first floor bathroom. The property boasts a surprisingly large un-overlooked rear garden to the rear with multiple outbuildings, a summer house and aviary. Although close to town and local bus routes the property offers ample off road parking along with a single garage.

Stowmarket is a popular market town located in the 'Heart of Suffolk' between the historic town of Bury St. Edmunds and the county town Ipswich. The town itself benefits from a wide range of amenities and facilities together with main line rail links with London's Liverpool Street Station and fast access to the A14 trunk road.

The property benefits from solar panels along with gas central heating.

Early viewing is HIGHLY recommended as our vendors are HIGHLY motivated to move!

£300,000 Guide Price

Victoria Road, Stowmarket

Victoria Road, Stowmarket

Front Garden

Mainly laid to lawn with gravel border and hedging to the front.

Entrance Hallway

Part double glazed front door. Door to:

Cloakroom

Double glazed window to side. W/C. Wall mounted basin. Part tiled walls. Tiled floor.

Dining Area

2.88m x 2.65m (9' 5" x 8' 8")
Tiled floor. Radiator. Opening to:

Kitchen

3.94m x 2.32m (12' 11" x 7' 7")
Range of wall and floor mounted units. Laminate work surface. 2 1/4 bowl stainless steel sink with mixer tap over. Under stairs cupboard. Space for fridge/freezer. Plumbing for washing machine. Space for electric oven. Extractor hood. Splashback. Laminate flooring. Coving.

Living Area

4.54m x 3.07m (14' 11" x 10' 1")
Double glazed sliding door to rear garden. Double glazed window to rear. Built in fish tank. Radiator. Tiled floor.

Second Entrance Hall

Part double glazed entrance door. Built in cupboard housing the wall mounted boiler and space for tumble dryer. Laminate flooring.

Lounge

5.08m x 3.49m (16' 8" x 11' 5")
Double glazed window to front. Two radiators. Electric fireplace with sandstone surround and media stand. Coving.

First Floor

Landing

Loft access. Two built in cupboards. Doors to:

Bedroom One

3.22m x 3.08m (10' 7" x 10' 1")
Double glazed window to rear. Laminate flooring. Radiator.

Dressing area:

2.93m x 2.92m (9' 7" x 9' 7")
Built in cupboard. Laminate flooring. Coving. Radiator.

Bedroom Two

3.50m x 2.93m (11' 6" x 9' 7")
Double glazed window to front. Coving. Radiator.

Bedroom Three

2.60m x 2.05m (8' 6" x 6' 9")
Double glazed window to front. Coving. Radiator.

Bathroom

Double glazed window to rear. Vanity unit housing basin and W/C. Bath with shower attachment over. Chrome heated towel rail. Part tiled walls. Laminate floor.

Rear Garden

Large rear garden that is mainly laid to lawn with patio areas. There is a brick built shed which is an extension on the garage and a further shed to the rear of the property with power and light. There is also a summer house. The garden is bound by mature shrub and tree borders with wooden fencing.

Garage & Parking

Attached single garage with up and over door, power and light connected. Driveway providing ample parking for multiple cars.

Agents Note

The vendors of the property have installed Solar Panels to the front of the property. These are owned outright.

Disclaimer

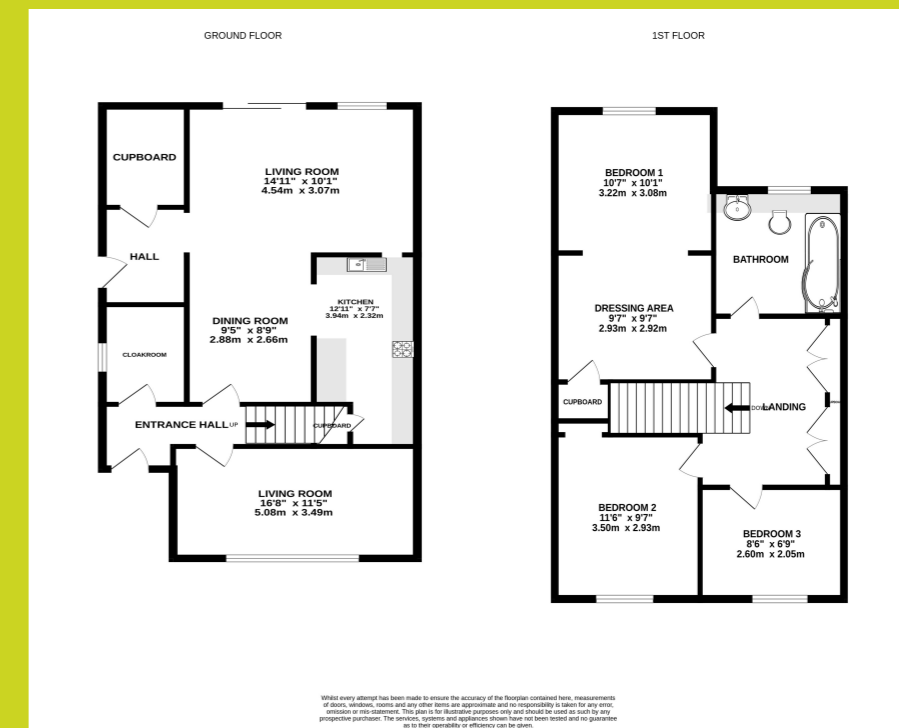
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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.

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.

