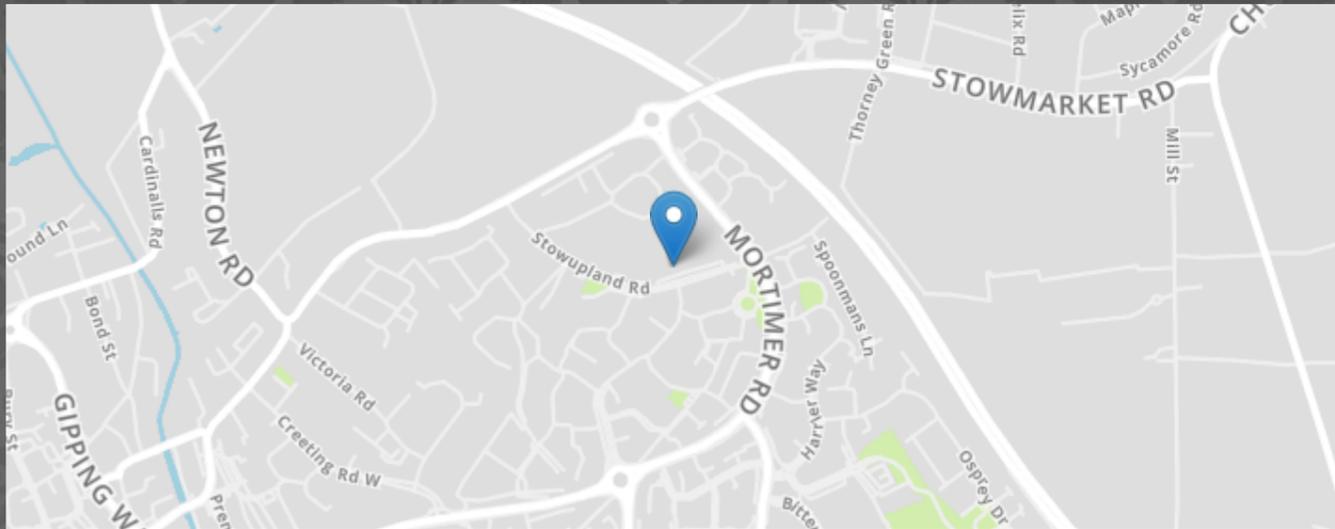


Stowupland Road, Stowmarket



- EPC RATING C
- NO ONWARD CHAIN
- CONSERVATORY & DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING
- INVESTMENT OPPORTUNITY
- MODERN METHOD OF SALE
- EXTENDED
- RENOVATION PROJECT
- LARGE REAR GARDEN

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MARKS & MANN



Stowupland Road, Stowmarket

OFFERS IN EXCESS OF £170,000

Offered with NO ONWARD CHAIN, this spacious THREE-BEDROOM SEMI-DETACHED home presents an excellent opportunity for anyone looking to take on a rewarding RENOVATION project. Set on a GENEROUS plot with a long rear garden, the property has fantastic potential to be transformed into a beautiful family home. Inside, the accommodation includes two reception rooms, a kitchen, utility area, ground-floor bathroom, and conservatory overlooking the garden. Upstairs, three bedrooms offer ample space, each with natural light and scope for modernisation and family bathroom. Outside, the large rear garden provides plenty of room for landscaping or extending (subject to planning), while the front offers potential for off-road parking. Ideal for investors, developers, or buyers keen to put their own stamp on a home, this property combines great space, character, and potential in equal measure.

£170,000 Offers in Excess of

Stowupland Road, Stowmarket

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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.

Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Conveyance may be recommended by the Agent or Auctioneer in which they will

Entrance Hall

A welcoming entrance hall with stairs rising to the first floor and doors leading to the main reception rooms. Although in need of updating, this space offers a practical layout and a glimpse of the home's potential once modernised. Double glazed window to the side aspect.

Reception

Positioned at the front of the property, the reception benefits from a large double glazed window allowing plenty of natural light. Currently finished with wood panelling, this room could easily be transformed into a warm and inviting living area with a modern touch. Fireplace potential as this is currently not being used but an electric fireplace is featured. Light fittings above and on the side walls.

Dining Room

Located to the rear, the dining room provides a versatile space ideal for family meals or entertaining. The wooden panelling continues here, giving the room character and scope for redecoration to suit personal taste. As the dining room features a walkthrough into the reception area, the room provides an open plan feel. Access to the conservatory.

Kitchen

A galley-style kitchen fitted with a range of floor and overhead units, work surfaces, and space for appliances. Offering access to the utility and rear garden, this area presents excellent potential for reconfiguration or extension to create a more open-plan kitchen/dining space. The kitchen benefits having a small built-in pantry. Double glazed window to the side aspect.

Utility Room

Conveniently positioned beyond the kitchen, the utility area provides additional storage and access to the ground-floor bathroom and rear garden. This flexible space could easily be upgraded to include laundry facilities or a boot room. Radiator.

Ground Floor Shower Room

Comprising a three-piece suite including a WC, wash basin, and shower enclosure. While in need of refurbishment, the space offers practicality and potential for a stylish modern bathroom. Double glazed frosted window. Chrome towel radiator. Built-in storage cupboard.

Conservatory

The conservatory at the rear overlooks the garden and enjoys plenty of natural light. With tiled flooring and direct access to the patio, it offers an ideal spot to relax or could be reimaged as an extension of the main living space. Electric heater. Double French doors.

Primary Bedroom

A generous double bedroom with a rear aspect window allowing in natural light. Retaining original wood panelling, this room offers a blank canvas for a new owner to decorate to their own style. Radiator.

Bedroom Two

Another well-proportioned double bedroom overlooking the front garden. A peaceful space with potential to create a comfortable and bright retreat once modernised. Double glazed window. Radiator. Space for fitted wardrobes to be added if desired.

Bedroom Three

A single bedroom or potential home office with a front-facing window. Compact but functional, it could be adapted to suit a variety of needs. Radiator.

Bathroom

Located on the first floor, the family bathroom is fitted with a panelled bath and overhead shower, wash basin and WC. The space is tiled throughout for easy maintenance and features a window providing natural light and ventilation. Offering a blank canvas, this room is ready to be updated and personalised to suit modern tastes. Built-in storage cupboard.

Outside

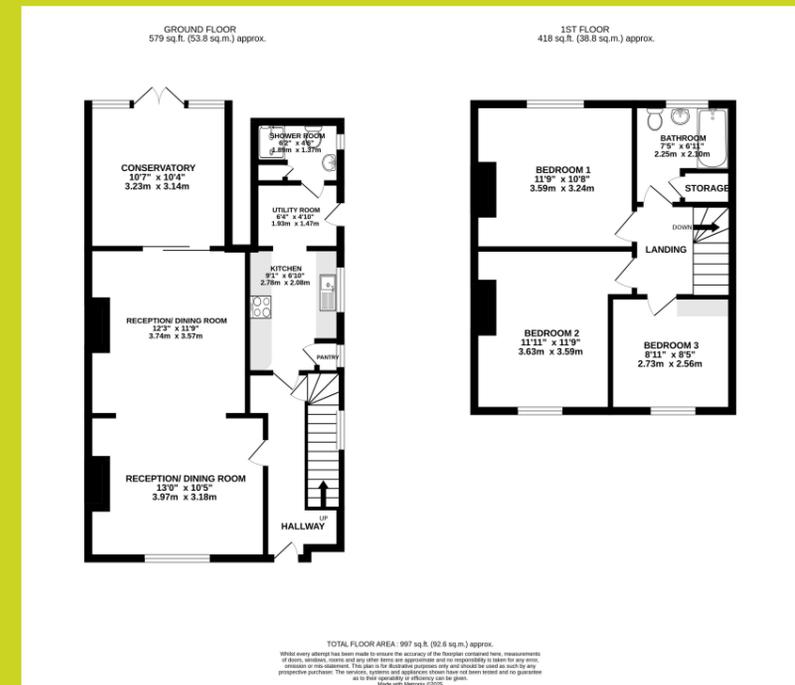
Front;
The property enjoys a lawned frontage with pathway access to the entrance and large driveway allowing for off road parking. Side access into the property and rear garden.
Rear;
A substantial rear garden offering plenty of scope for landscaping, outdoor entertaining, or future extension (subject to planning). Currently overgrown, but with excellent potential for transformation into a beautiful outdoor space. There is a shed and previously used kennels. Established trees and shrubbery.

Important Information

Tenure – Freehold.
Services – We understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band - C
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.



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

