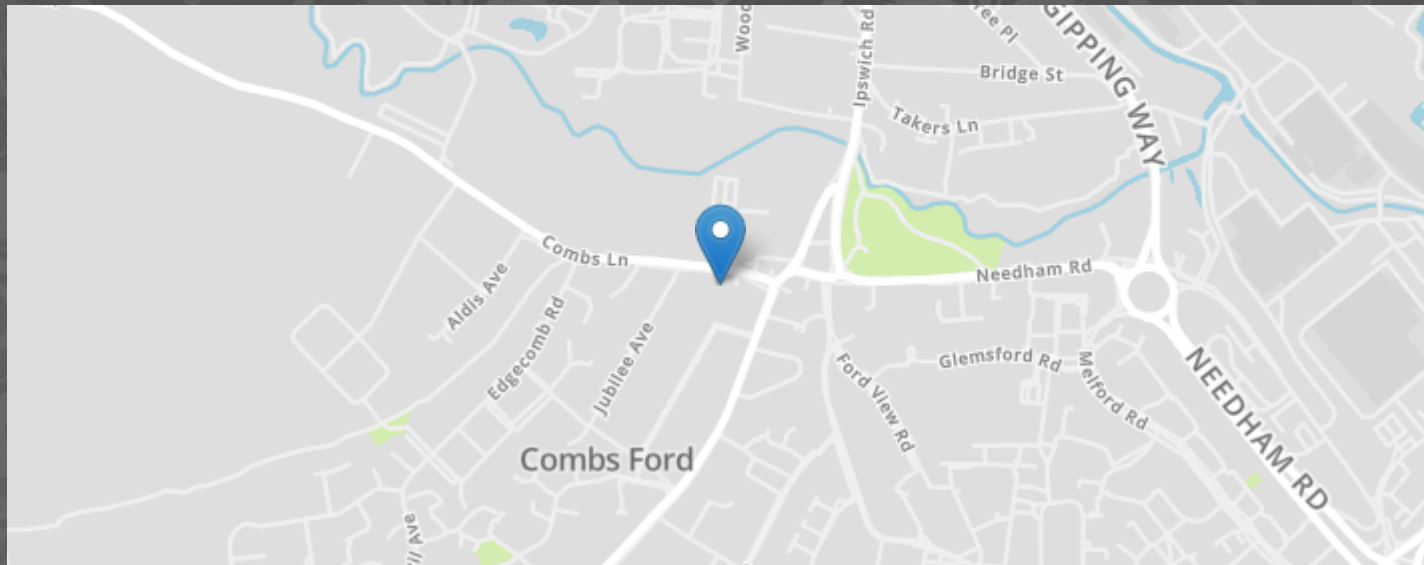


Combs Lane, Stowmarket



- SINGLE GARAGE
- FRONT AND REAR GARDEN
- CLOSE TO TOWN CENTRE
- TRADITIONAL BEAMS THROUGHOUT
- LARGE RECEPTION AREA
- MODERN KITCHEN

**MARKS & MANN**

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

01449 867 590

contactstowmarket@marksandmann.co.uk

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

**MARKS & MANN**



### Combs Lane, Stowmarket

Welcoming to market this very well presented THREE BEDROOM mid-terraced house. With stunning beams featuring throughout and a featured open brick log burner, this property offers good space with a modern yet traditional touch. The property is a short walk from Stowmarket town centre and local amenities. There is a long garden offering a patio area for seating and a large laid to lawn area to the end. There is a single garage and driveway offering space for two cars.

**£250,000 Guide Price**



# Combs Lane, Stowmarket

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## Living Room

4.69m x 5.25m (15' 5" x 17' 3") A very well presented and welcoming living area, this features beams throughout. There is a fantastic open brick feature wall with a log burner, the room has fitted carpets and a large double glazed window overlooking the front of the property. The living room has an entrance hall with a new front door.

## Dining Room

2.15m x 4.21m (7' 1" x 13' 10") A well presented cottage feel dining room, there is a featured open brick fireplace which is currently closed off. There are large fitted floor tiles and a large double glazed window which overlooks the side of the garden.

## Kitchen

2.05m x 3.20m (6' 9" x 10' 6") A galley style kitchen with modernised worktops and units. There is plenty of storage space and there are two full size storage cupboards which could be used as a small utility or pantry area. There are large fitted floor tiles and neutral decor.

## Bathroom

1.65m x 2.08m (5' 5" x 6' 10") A three piece suite including bath with overhead shower, WC and wash basin. The rooms has neutral decor throughout and plenty of natural light.

## Bedroom 1

2.28m x 4.57m (7' 6" x 15' 0") A long style bedroom offering space for a small double bed and storage.

## Bedroom 2

2.10m x 4.21m (6' 11" x 13' 10") A good size room which can be used a guest bedroom, nursery or office. This would allow for a small double bed and storage.

## Bedroom 3

2.66m x 3.17m (8' 9" x 10' 5") A well presented double bedroom, this room has the benefit of having two fitted wardrobes. This bedroom has a closed fireplace with mantelpiece for shelf space. The room has neutral colour decor and neutral fitted carpets.

## Outside

Long front and rear garden. Front garden is mostly laid to lawn with a path leading to the front door. The rear garden has a patio area for seating and a long laid to lawn grass area. The garage is located at the bottom of the garden.

## Important information

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

## Directions

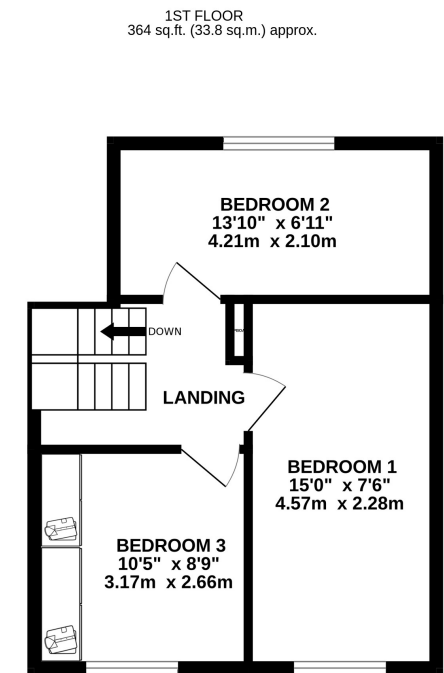
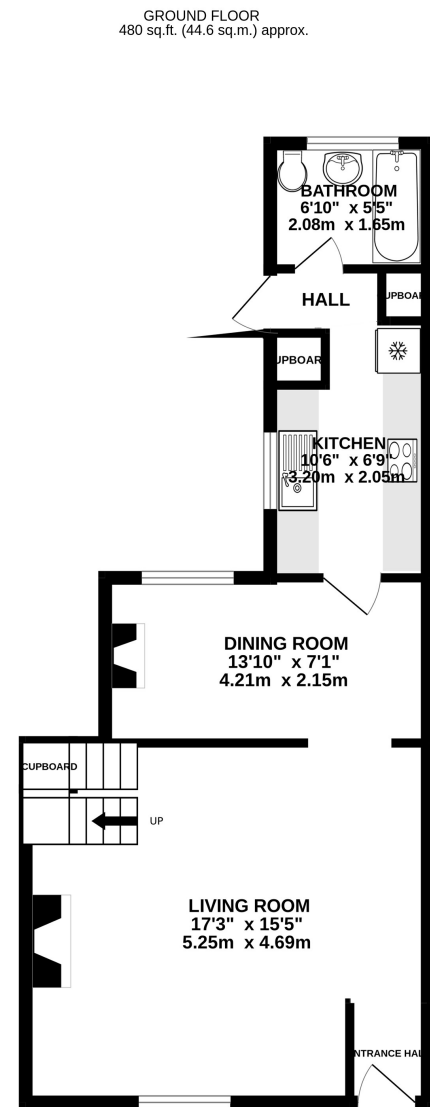
Using a SatNav, please use IP14 2DA as the point of destination.

## 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.

## 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.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The above floor plans are not to scale and are shown for indication purposes only.

