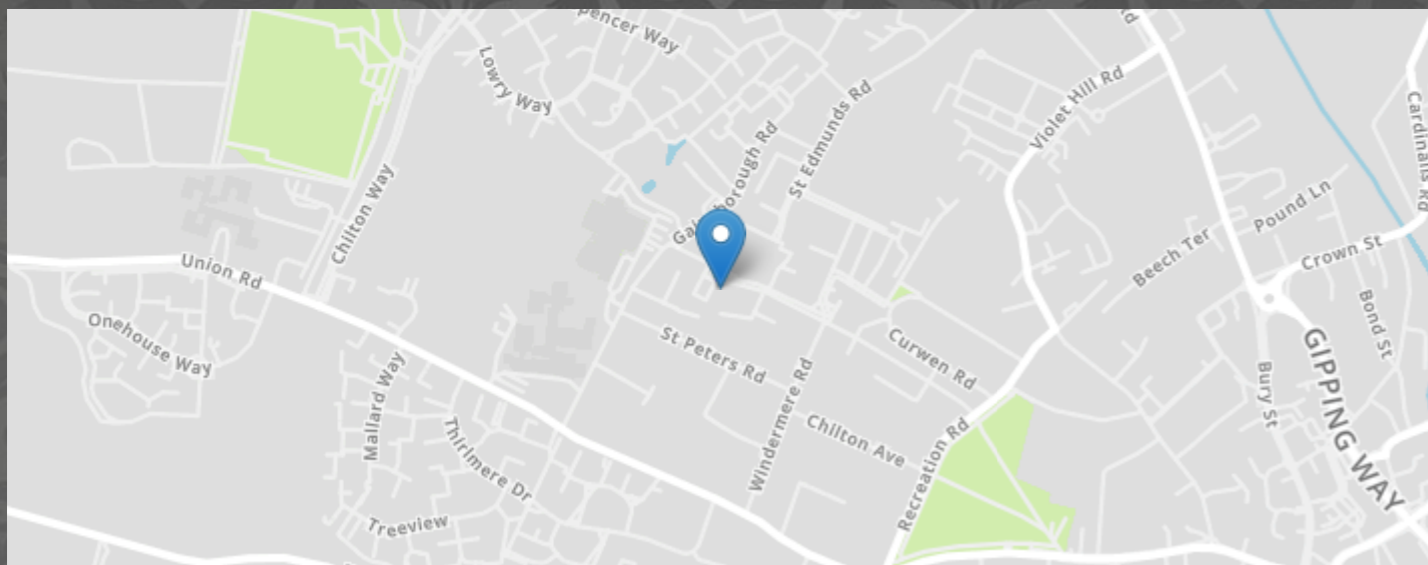


St Marys Road, Stowmarket



- SEMI DETACHED
- OFF STREET PARKING
- CUL- DE SAC LOCATION
- THREE BEDROOMS
- SINGLE GARAGE
- FRONT AND REAR GARDEN

MARKS & MANN



St Marys Road, Stowmarket

Marks and Mann are pleased to bring to the market this three bedroom semi detached house within walking distance of Stowmarket town centre and Stowmarket recreation ground. Internally the property comprises of a spacious living room to the front with kitchen/diner to the rear and a downstairs WC. On the first floor the property comprises of a family bathroom, two double bedrooms with one having built in storage and a single bedroom. Externally the property consists of front garden, shared driveway with off street parking in front of a single garage.

The property is conveniently located within walking distance to Stowmarket town centre, Mid Suffolk Leisure Centre, and the local Primary and High Schools. Stowmarket train station is less than a mile away and offers direct rail links to London Liverpool Street. The property does require a degree of refurbishment but would make a fantastic family home.

£250,000

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

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Front

Front garden, laid to lawn. Concrete shared driveway. Concrete path with access to side door and garden with gate.

Hallway

Double glazed door to front, radiator, access to :

Cloakroom

Double glazed window to side, wall mounted sink, floor mounted WC.

Living Room

4.5m x 3.5m (14' 9" x 11' 6")
Double glazed window to front, radiator.

Kitchen/Diner

5.6m x 2.8m (18' 4" x 9' 2")
Dual double glazed windows to rear, double glazed door to side, vinyl flooring, vinyl worktops with cupboards above and below, electric hob, electric oven, resin double sink, radiator.

First Floor

Landing

Double glazed window to side, access to airing cupboard, access to :

Main Bathroom

1.9m x 1.8m (6' 3" x 5' 11")
Double glazed window to rear, walk in shower, wall mounted sink, floor mounted WC, lino flooring, heated towel rail.

Bedroom One

3.7m x 3.1m (12' 2" x 10' 2")
Double glazed window to front, radiator.

Bedroom Two

3.5m x 3m (11' 6" x 9' 10")
Double glazed window to rear, built in storage, radiator.

Bedroom Three

2.7m x 2.3m (8' 10" x 7' 7")
Double glazed window to front, radiator.

Rear Garden

West facing, laid to lawn, accessed via side path and gate to shared driveway.

Garage

Single garage with electric door.

Disclaimer

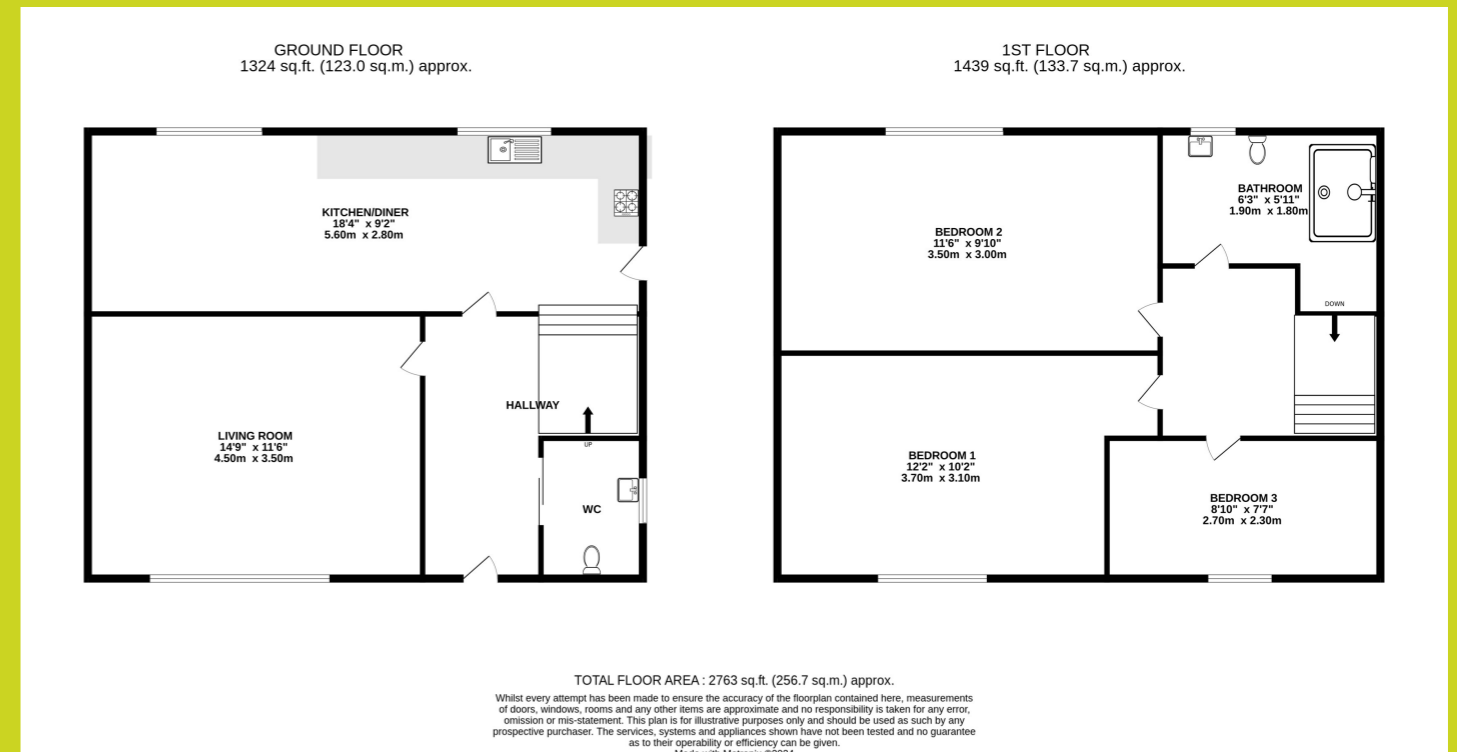
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser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



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