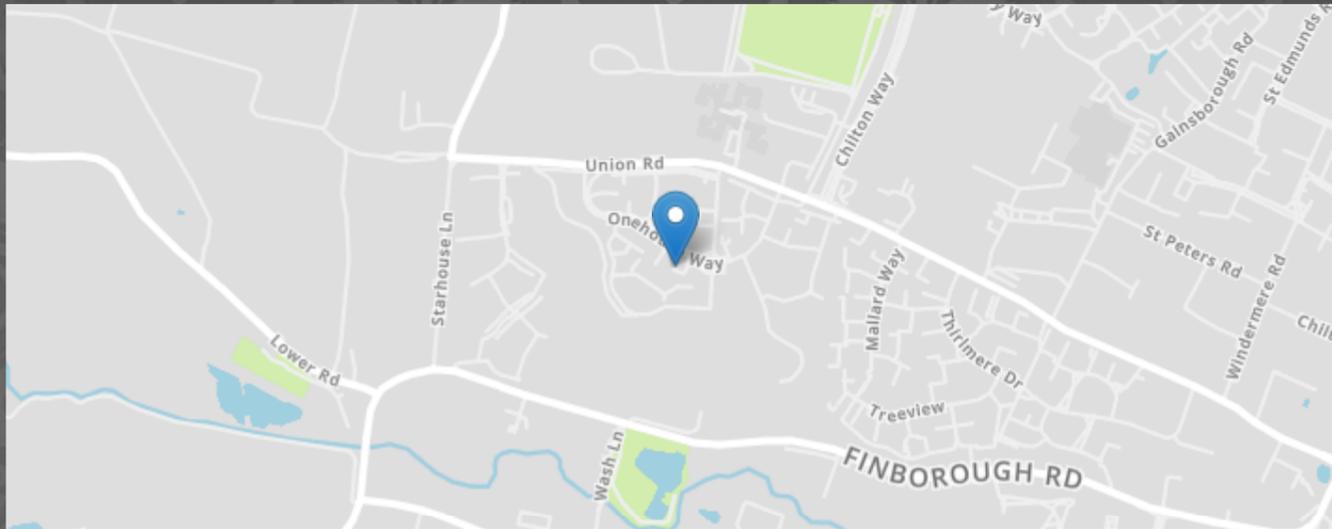


How Walk, Stowmarket,



- SHARED OWNERSHIP
- THREE BEDROOMS
- MID TERRACE HOUSE
- EASY A14 ACCESS
- OFF ROAD CAR PARKING
- FULLY FITTED KITCHEN WITH APPLIANCES
- ENCLOSED & WELL MAINTAINED REAR GARDEN
- LOCAL AMENITIES NEARBY

MARKS & MANN

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

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



How Walk, Stowmarket,

Marks and Mann are presenting a THREE BEDROOM mid-terraced property on a pleasant position within the popular Mill Grove development. This home offers stylish, modern living with the reassurance of NHBC WARRANTY REMAINING. The property has been very well maintained, featuring carpeted and tiled flooring throughout and ample storage in the modern FULLY FITTED KITCHEN, a very spacious lounge/diner and a LANDSCAPED REAR GARDEN are both ideal for relaxing and entertaining. It also benefits from having OFF-ROAD PARKING FOR MULTIPLE CARS at the rear of the property. The bright and sociable lounge/diner follows through to the partially glass door that opens directly onto the garden. Upstairs, the home offers three generous bedrooms, including a primary bedroom with FITTED WARDROBES, along with a modern family bathroom. Additional benefits include a GROUND FLOOR CLOAKROOM and integrated kitchen appliances. This is a property that offers something for everyone from first-time buyers to professionals or those seeking a modern home within a well-connected and family-friendly location. ***SHARED OWNERSHIP PRICED AT 40% OF THE VALUE***

£110,000

How Walk, Stowmarket,

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GROUND FLOOR

Kitchen

3.08m x 2.48m (10' 1" x 8' 2")
A stylish fully fitted kitchen with some intergrated appliances. This includes a fridge/freezer and oven and hob. A large double glazed window allows for ample light to enter the room.

Lounge/Diner

5.44m x 4.79m (17' 10" x 15' 9")
A very large family room with more than enough space for both lounge furniture and a dining table. Carpeted throughout. Access into the rear garden. Large storage cupboard.

FIRST FLOOR

Bathroom

2.33m x 1.85m (7' 8" x 6' 1")
A modern family bathroom which includes a stylish three piece suite of a full length bathtub with an overhead shower, wash basin, WC. Hard flooring and partially tiled walls. Double glazed frosted window.

Bedroom 1

3.99m x 3.22m (13' 1" x 10' 7")
A large double bedroom with built-in wardrobes as well. Ample space for extra storage units as well. Carpeted throughout. DOuble glazed window with partial field views.

Bedroom 2

3.91m x 3.22m (12' 10" x 10' 7")
A very good sized double bedroom currently laid out as a games room. More than enough space to fit large storage units as well. Carpeted throughout. Double glazed window over looking the rear garden.

Bedroom 3

2.84m x 2.33m (9' 4" x 7' 8")
A good sized single bedroom that has partial field views out of the double glazed window. Carpeted throughout.

Outside

The front garden is made up of laid to lawn turf and a stone slab patio leading to the fornt door from the pathway.

The rear garden is a very good sized plot which is made up of a large laid to lawn area and a good sized patio space, ideal for outdoor seating. This is also where you will find the shed which is included in the sale and access to the off-road car parking spaces as well.

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 B.
Our ref: JS.

Directions

Using a SatNav, please use IP14 1FL as the point of destination.

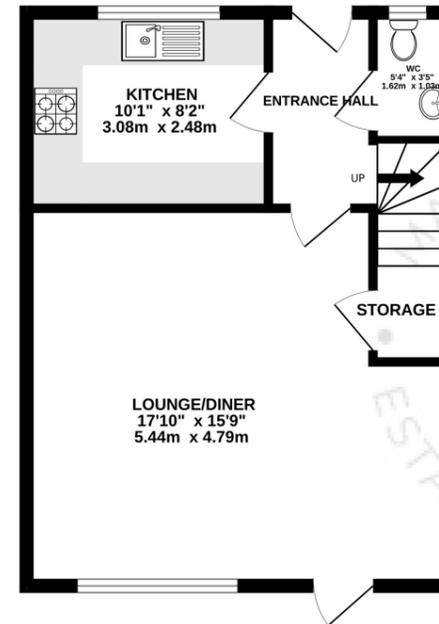
Disclaimer

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.

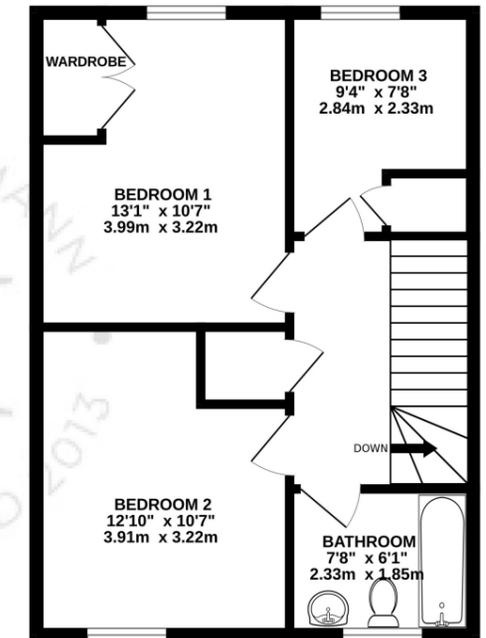
Anti Money Laundering Regulations

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.

GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.

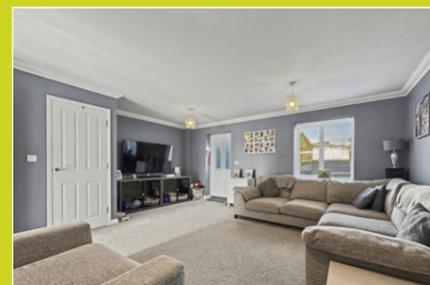


1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.5 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	