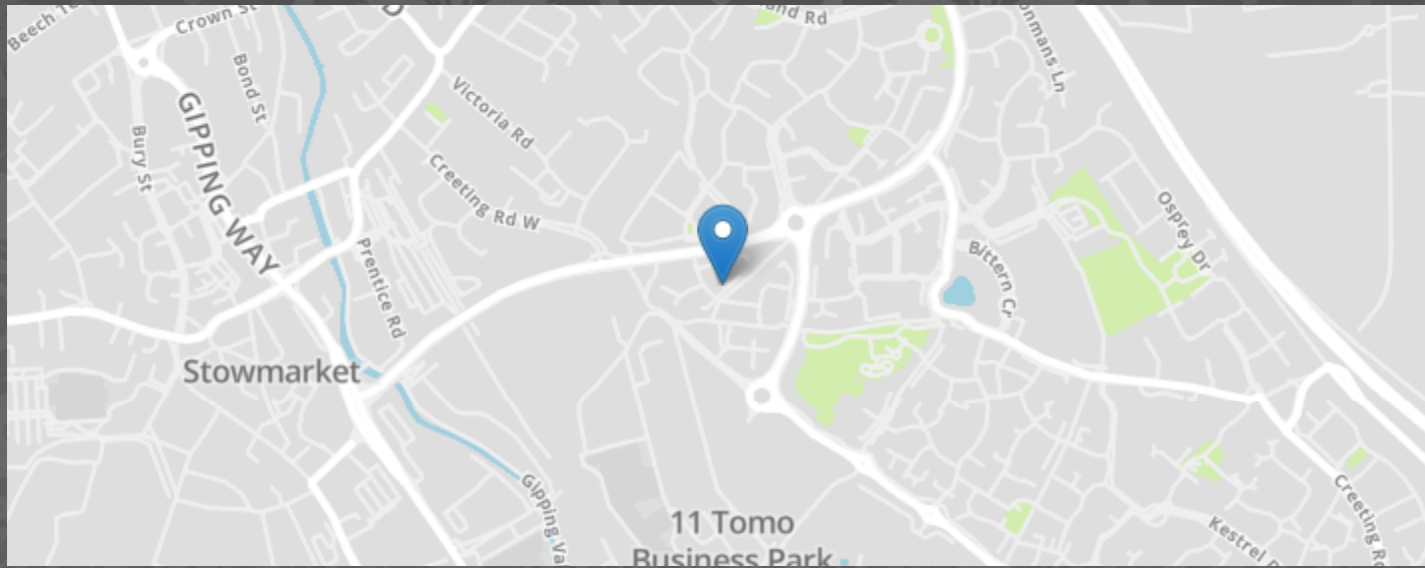


Goosander Road, Stowmarket



- 2 BED SEMI-DETACHED HOUSE
- 1 OFF STREET PARKING SPACE
- DOUBLE GLAZING THROUGHOUT
- REAR GARDEN
- GROUND FLOOR W/C
- NEXT TO PUBLIC PARK
- GAS CENTRAL HEATING

MARKS & MANN



Goosander Road, Stowmarket

TWO DOUBLE BEDROOM SEMI-DETACHED HOME Located close to local amenities, parks and Stowmarket town centre, this property boasts sizable rooms, ground floor W/C and off street parking.

MARKS & MANN

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

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Website www.marksandmann.co.uk

£240,000 Offers in Region of

Goosander Road, Stowmarket

Goosander Road, Stowmarket

Entrance Hall

Skimmed ceiling, overhead lighting, radiator, UPVC front door, carpeted stairs leading to first floor and carpeted flooring. Door leading to:

Lounge

4.04m x 3.21m (13' 3" x 10' 6")
Skimmed ceiling, spotlighting, front aspect UPVC double glazed window, radiator, under stair storage cupboard and carpeted flooring. Door leading to:

Kitchen/Diner

4.17m x 2.99m (13' 8" x 9' 10")
Skimmed ceiling, spotlighting, rear aspect UPVC double glazed window and French doors, radiator and laminate flooring. Kitchen comprised of a range of base and eye level units, integrated sink drainer space for a fridge freezer and plumbing for washing machine.

Ground Floor W/C

Skimmed ceiling, overhead lighting radiator, side aspect UPVC double glazed obscured window and laminate flooring.

Landing

Skimmed ceiling, overhead lighting, loft access, radiator and carpeted flooring.

Bedroom one

3.12m x 2.88m (10' 3" x 9' 5")
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, radiator, fitted wardrobes, airing cupboard and carpeted flooring.

Bedroom Two

4.20m x 2.14m (13' 9" x 7' 0")
Skimmed ceiling, overhead lighting, radiator, two rear aspect UPVC double glazed windows and carpeted flooring.

Bathroom

2.23m x 1.99m (7' 4" x 6' 6")
Three piece bathroom with skimmed ceiling, spotlighting, side aspect UPVC double glazed obscured window, bath with overhead shower, heated towel rack and laminate flooring.

Rear Garden

Patioed area leading from French doors, remainder laid to lawn, side access via garden gate.

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

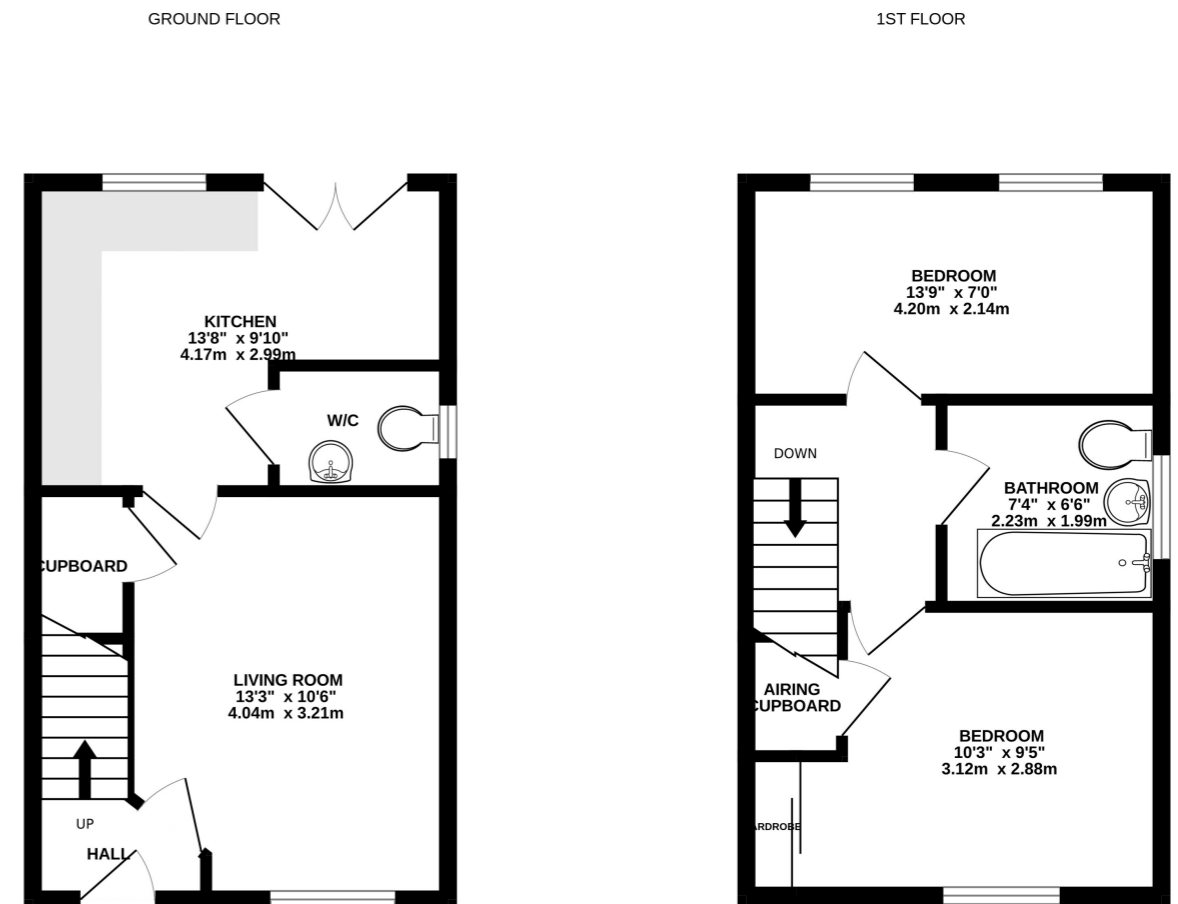
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Council tax band

At the time of instruction the council tax band for this property is band B.



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.

