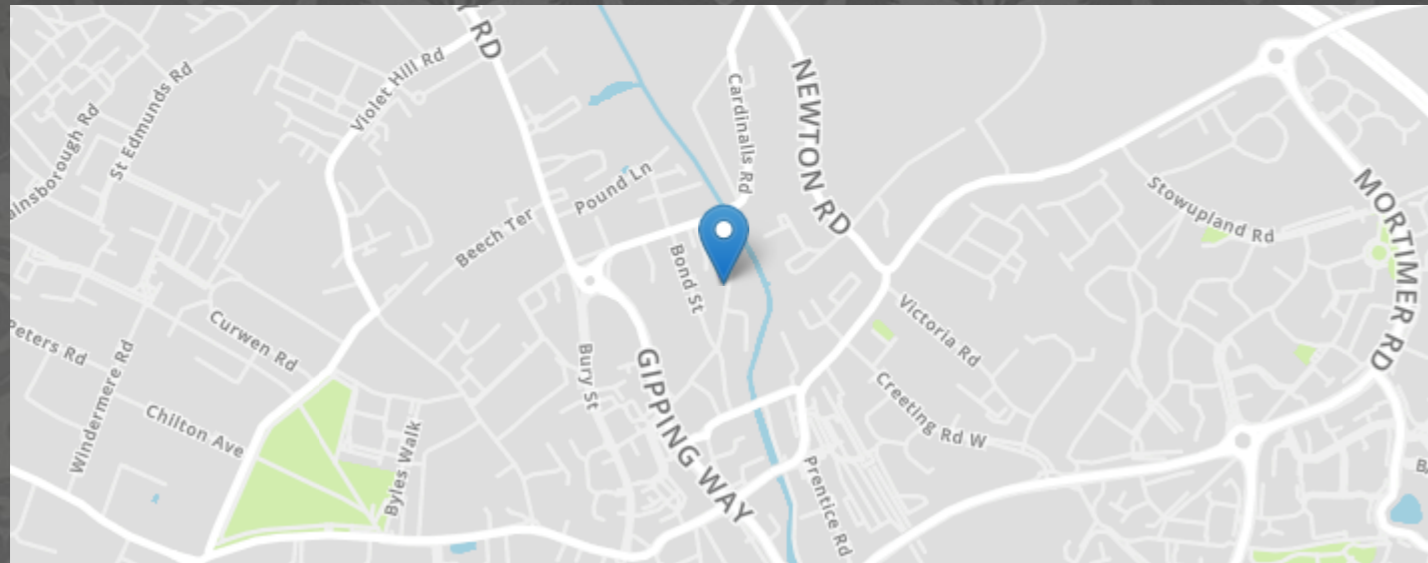


Regent Street, Stowmarket

MARKS & MANN



- NO ONWARD CHAIN
- CLOSE TO THE TOWN CENTRE AND STOWMARKET TRAIN STATION
- TWO RECEPTION ROOMS
- POPULAR AREA OF STOWMARKET
- COUNCIL TAX BAND A
- NEW COMBINATION BOILER INSTALLED 2025
- FIRST FLOOR BATHROOM
- OUTBUILDINGS IN REAR GARDEN
- ADDED LOFT INSULATION 2025
- UPVC DOUBLE GLAZED WINDOWS

MARKS & MANN

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Website www.marksandmann.co.uk



Regent Street, Stowmarket

Welcoming to the market this 2 BEDROOM TERRACED HOME offered for sale with NO ONWARD CHAIN located close to the heart of Stowmarket providing easy access into the town centre and NEARBY TO STOWMARKET TRAIN STATION of which provides direct links into London, Cambridge, Norwich and further afield.

This property is an IDEAL FIRST TIME BUYER HOME for those looking to make their mark on a property or a great INVESTMENT OPPORTUNITY.

This property benefits from a MODERN FITTED KITCHEN with a NEW COMBI BOILER installed in 2025, TWO WELL-PROPORTIONED RECEPTION ROOMS, a well-sized rear garden with OUTBUILDING storage space and a FIRST-FLOOR FAMILY BATHROOM.

Must be viewed to appreciate what this property has to offer!

Internal photos will be added to the listing at the end of February

£180,000 Offers in Excess of

Regent Street, Stowmarket

GROUND FLOOR

Reception

A generous and welcoming reception room with ample space to create a cosy living space wrapped around the centrepiece fireplace. The chimney has a chimney balloon internally which can be removed to make the fireplace useable. There is a UPVC double glazed window to the front aspect of the property. Fitted vinyl flooring. Radiator.

Dining Room

A well-proportioned second reception room with space for a dining table. There is an alcove and space under the staircase creating potential to add fitted storage solutions to both. A UPVC double glazed window directs to the rear aspect of the property overlooking the porch area. Fitted vinyl flooring. Radiator.

Kitchen

A modern fitted kitchen with a range of overhead and under-counter cupboards with space and plumbing for a washing machine. There is an electric hob and oven with overhead extractor fan, a stainless steel sink with drainer, fitted vinyl flooring, inset spotlights, a UPVC double glazed window to the rear aspect overlooking the garden and a newly fitted combi boiler installed in late 2025.

FIRST FLOOR

Bedroom One

A good-sized double bedroom with alcove space either side of the chimney breast ready for fitted storage to be installed seamlessly into. Ample space for a double bed, chest of drawers and additional storage if required. There is a UPVC double glazed window to the front aspect of the property. Fitted carpet. Radiator.

Bedroom Two

A single bedroom with space for a single or small double bed and a wardrobe unit. UPVC double glazed windows to the rear aspect of the property. Fitted carpet. Radiator.

Bathroom

A very generously sized four-piece suite consisting of a rolltop bath with part-tiled walls surrounding, corner shower with floor to ceiling tiled walls, WC and wash basin with tiled splashback. There is a UPVC double glazed frosted window to the rear aspect of the property. Fitted vinyl flooring. Inset spotlights. Heated towel rail. Extractor fan.

Additional Information

Outside

In the rear garden there is a nice blend of artificial turf and shingled areas making it an ideal low maintenance garden with a shed on a concrete base. Additionally, there is a brick-built outbuilding providing storage in abundance.

There is on-road parking available directly outside the property on the unrestricted roads of Regent Street and surroundings.

Important Information

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

INTERNAL AND UPDATED PHOTOS TO BE ADDED TO THE LISTING AT THE END OF FEBRUARY.

Directions

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

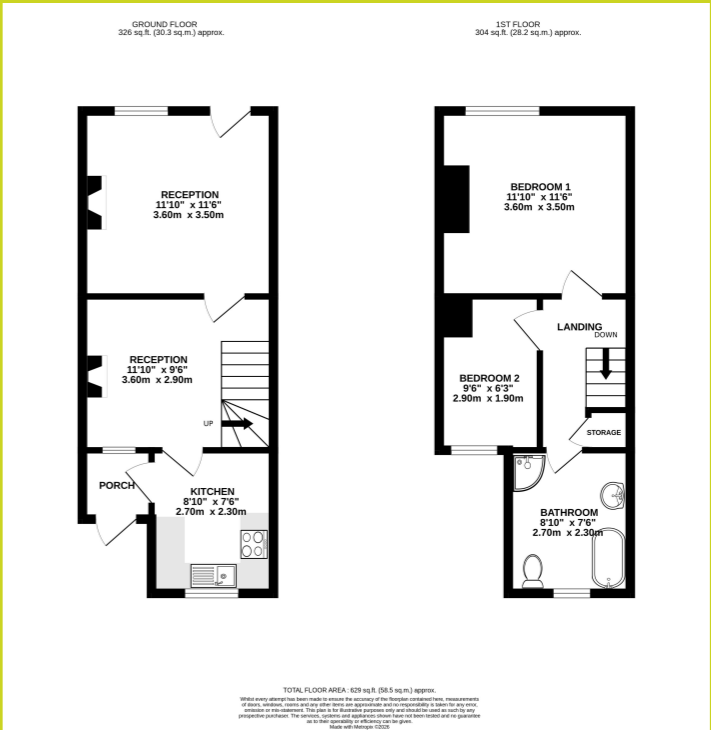
Disclaimer

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.

Regent Street, Stowmarket

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.



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

