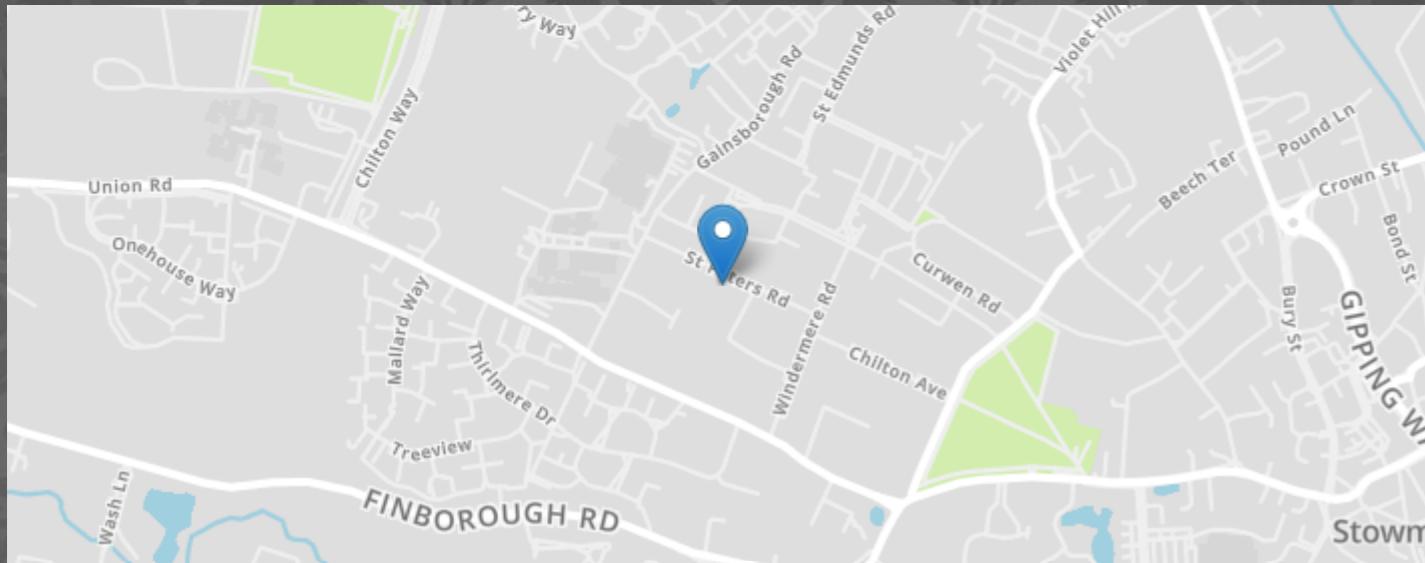


## St Peters Road, Stowmarket



- CHALET BUNGALOW
- CORNER PLOT
- NO ONWARD CHAIN
- FOR SALE BY MODERN AUCTION - T & C'S APPLY
- BUYERS FEES APPLY
- THREE BEDROOMS
- OFF STREET PARKING
- GARAGE
- SUBJECT TO RESERVE PRICE
- THE MODERN METHOD OF AUCTION

# MARKS & MANN

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# MARKS & MANN



## St Peters Road, Stowmarket

Marks and Mann are proud to present this two bedroom plus detached chalet bungalow on a desirable corner plot. Internally the property benefits from a spacious living room with gas fire, good sized kitchen with access to the garden, main bathroom with shower and two double bedrooms on the ground floor. The first floor encompasses a bathroom servicing the Office/Extra room with built in storage. Externally the property benefits from a wrap around front garden with off road parking for multiple vehicles, a single garage and paved rear garden.

The property is conveniently located within a five minute walk across the park into 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, easy access to the A14

There are attractions within 5mins walk such as The John Peel Centre for creative arts, and the Food Museum to name two.

**£240,000 Starting Price**

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**Front**  
Wrap around front garden, laid to lawn with paved driveway, access to single garage, access to rear garden via gate.

**Hallway**  
Stairs to first floor and radiator.

**Living Room**  
4m x 3.8m (13' 1" x 12' 6")  
Double glazed window to front and side, gas fire, radiator.

**Kitchen**  
3.3m x 3m (10' 10" x 9' 10")  
Double glazed window to side, door into garden, lino flooring, laminate work surfaces with cupboards above and below, gas hob with extractor, electric double oven, stainless steel sink, storage cupboard, space for dishwasher, radiator.

**Bedroom One (Ground Floor)**  
3.8m x 3.4m (12' 6" x 11' 2")  
Double glazed window to front, radiator.

**Bedroom Two (Ground Floor)**  
3.1m x 3m (10' 2" x 9' 10")  
Double glazed window to side, radiator.

**Main Bathroom**  
2.5m x 1.6m (8' 2" x 5' 3")  
Double glazed window to rear, lino flooring, part tiled walls, wall mounted sink with storage under, floor mounted WC, walk in shower unit, heated towel rail.

**First Floor**  
Double glazed window to side, access to first floor bathroom and bedroom three.

**First Floor Bathroom**  
1.3m x 0.7m (4' 3" x 2' 4")  
Wall mounted sink, low level WC, extractor.

**Bedroom Three (First Floor)**  
5.3m x 2.4m (17' 5" x 7' 10")  
Velux window to side, dual built in cupboards, radiator.

**Garden**  
South facing, mostly paved with lawn area, accessed via rear gate and path from opposite sides, shed, rear access into garage.

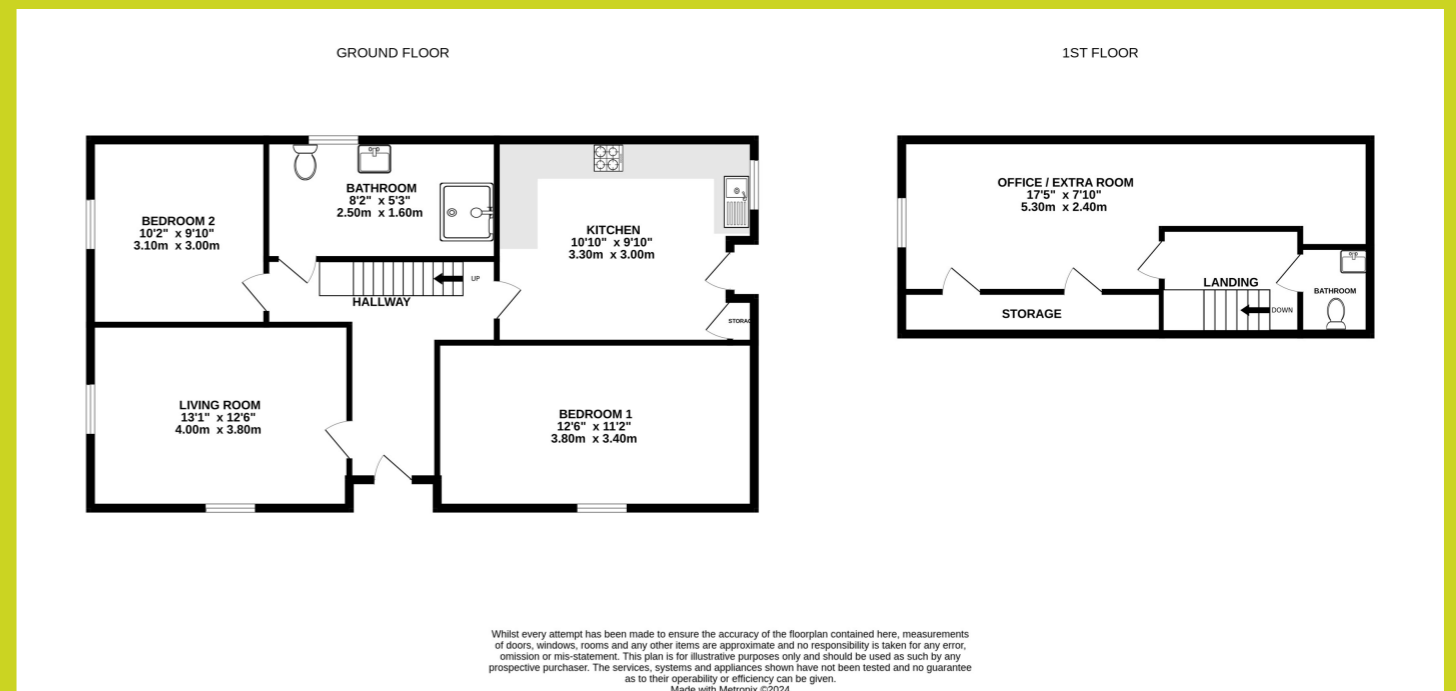
**Garage**  
Single garage with up and over door and rear door, several power points.

**Auctioneers Comments**  
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

**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 D.



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

