

- FOUR BEDROOMS
- PRIVATE GARDEN
- GROUND FLOOR BATHROOM
- WALKING DISTANCE FROM
- **STOWMARKET TRAIN STATION**
- FOR SALE BY MODERN AUCTION
- END OF TERRACE HOUSE
- TWO RECEPTION ROOMS
- FIRST FLOOR SHOWER ROOM
- OFF ROAD CAR PARKING

 SUBJECT TO RESERVE PRICE AND **RESERVATION FEE** 

## MARKS & MANN

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# MARKS & MANN



## Victoria Road, Stowmarket

\*\*NO ONWARD CHAIN\*\*

Located within walking distance to Stowmarket town centre and train station is this surprisingly spacious FOUR BEDROOM, END OF TERRACE HOUSE. The property comprises of entrance hall, two reception rooms, fitted kitchen, a ground floor bathroom and first floor shower room, and four bedrooms with one being in the loft conversion. There is a sizeable rear garden and off road parking accessed via a shared driveway.

Stowmarket is a popular market town located in the 'Heart of Suffolk' between the historic town of Bury St. Edmunds and the county town Ipswich. The town itself benefits from a wide range of amenities and facilities together with main line rail links with London's Liverpool Street Station and fast access to the A14 trunk road.

£170,000

## Victoria Road, Stowmarket

#### Hallway

Exposed floor boards. Stairs leading to first floor. Doors to:

#### Lounge

3.34m x 2.47m (10' 11" x 8' 1") Double glazed window to front. Two radiators. Electric Fire place.

#### **Dining Room**

3.65m x 3.50m (12' 0" x 11' 6") Double glazed window to rear. Two radiators. Fireplace. Understairs storage cupboard/ Pantry.

#### Kitchen

#### 3.24m x 2.12m (10' 8" x 6' 11")

Double glazed window to side. Range of eye level and base units with cupboards and drawers. Laminate work surface. Stainless steel sink with mixer tap. Part tiled walls. Oven with four ring hob and extractor hood over. Space for washing machine. Space for fridge/ freezer. Extractor fan. Radiator Wall mounted boiler.

#### **Rear lobby**

Vinyl floor. Door to rear garden and door to:

#### **Ground Floor Bathroom**

1.98m x 1.72m (6' 6" x 5' 8") Double glazed window to side. Panelled bath. Unit with inset sink and W.C. Part tiled walls. Tiled floor. Chrome heated towel rail.

#### **First Floor**

#### Landing

Radiator. Doors to Bedrooms one, two and three. Door to stairs to bedroom four.

#### Bedroom One

3.65m x 2.39m (12' 0" x 7' 10") Double glazed window to front. Picture Rail. Under stairs cupboard. Radiator.





#### Bedroom Two

3.25m x 2.13m (10' 8" x 7' 0") Double glazed window to rear. Laminate flooring. Radiator.

#### **Bedroom Three**

2.44m x 2.33m (8' 0" x 7' 8") Double glazed window to rear. Radiator.

#### First Floor Shower room

ow level WC. Shower cubicle. Pedestal wash basin. Part tiled walls. Extractor fan.

#### Stairs to Second Floor

#### Bedroom Four / Study

.47m x 3.16m (14' 8" x 10' 4") Double glazed window to rear. Eaves storage cupboard. Eaves open storage space. Radiator.

#### Garden

Patio area. Mainly laid to lawn with mature trees, shrubs and plants. Shed. Greenhouse. Off road parking.

#### Auctioneers Comments

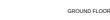
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to ending criteria, affordability and survey). The buyer is required to sign a eservation 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 additior 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 elation 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 nd terms and condition





### Victoria Road, Stowmarket

1ST ELOOR



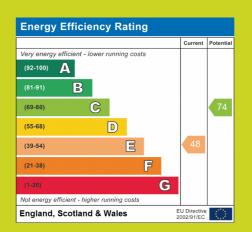


CUPBOARD

LOUNGE 10'11" x 8'1" 3 34m x 2.47m



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





**BEDROOM 4** 14'8" x 10'4" 4.47m x 3.16m

2ND ELOOR

ns and any other items are approximate and no responsibility is taken for any erro nent. This plan is for illustrative purposes only and should be used as such by any