

- 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

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL. 01473 396 007 contactipswich@marksandmann.co.uk Website www.marksandmann.co.uk

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

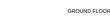
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Victoria Road, Stowmarket

1ST ELOOR



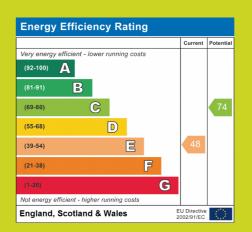


CUPBOARD

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