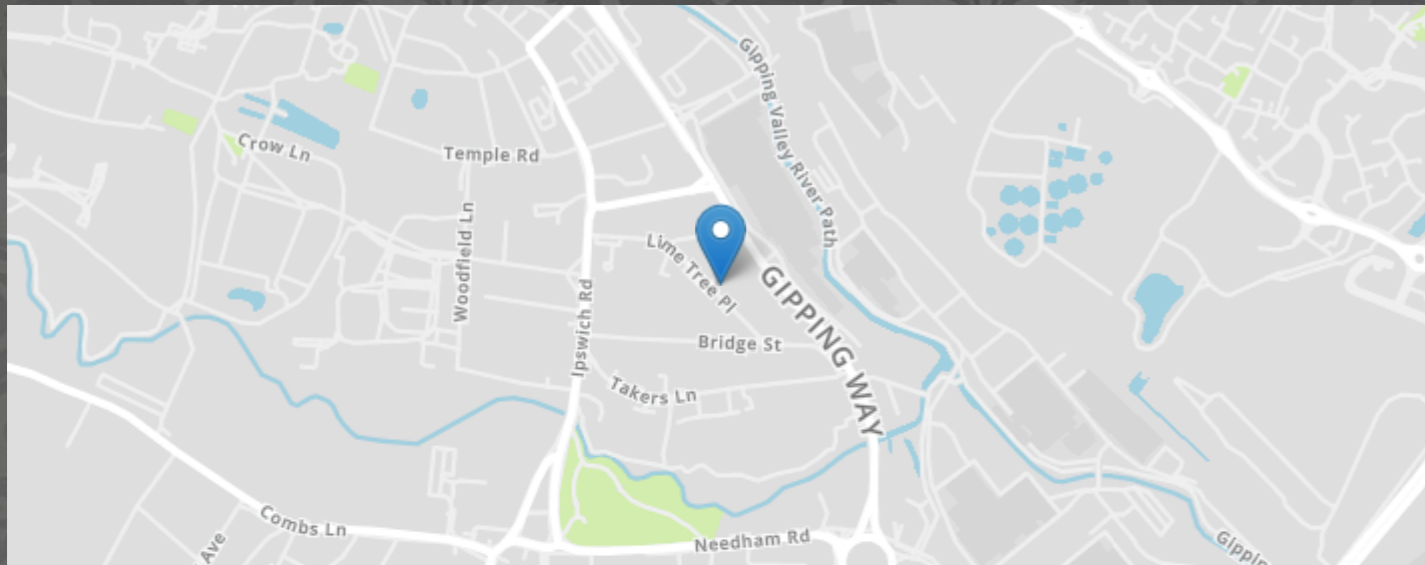


Lime Tree Place, Stowmarket



- TWO DOUBLE BEDROOMS
- REFRESHED THROUGHOUT
- CLOSE TO AMENITIES
- STORAGE THROUGHOUT

- BLOCK-PAVED DRIVEWAY AND REAR PARKING
- SOUTH FACING REAR PRIVATE COURTYARD
- BATHROOM AND CLOAKROOM
- SHORT WALK TO STOWMARKET TRAIN STATION

MARKS & MANN

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MARKS & MANN



Lime Tree Place, Stowmarket

NO ONWARD CHAIN

Welcoming to market this TWO DOUBLE BEDROOM period mid-terraced house, the property had a complete renovation and refurbishment in 2012 and has recently been refreshed throughout. Upon arriving, a large block-paved off road parking space for today's wider family car greets you alongside a nod to the past in the form of an original Green King plaque, there is also one additional parking space to the rear of the property. This mid-terraced property is deceptively spacious and comes with a large open plan living/dining area with views into the fitted kitchen, a downstairs cloakroom, main bathroom and plenty of storage throughout. There is an original fireplace featured in the reception area.

£250,000 Guide Price

Lime Tree Place, Stowmarket

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Entrance

As you walk through the door, beautiful oak hardwood floors and plenty of natural light flow throughout the home's open airy layout.

Lounge / Diner

4.47m x 2.00m (14' 8" x 6' 7") Diner / 3.44m x 3.56m (11' 3" x 11' 8") Lounge. A spacious open plan area for seating and dining, this area provides new and old features including the original fireplace and period sash window with secondary double glazing to the front. Radiators are found throughout and the recently refreshed décor is neutral complimenting the solid oak floor. There is a large under-stairs storage cupboard.

Kitchen

2.57m x 3.05m (8' 5" x 10' 0") The kitchen has fitted floor and overhead units, characterised by large open worksurfaces, a brushed stainless steel double oven with gas hob top and overhead chimney extractor hood. There is space and plumbing for a slimline dishwasher, washing machine and tumble dryer with easy to maintain cushion flooring. Inset spotlights, double glazed window overlooking the rear courtyard and radiator.

WC

1.39m x 1.55m (4' 7" x 5' 1") Downstairs cloakroom to include WC and wash basin.

Main Bedroom

3.44m x 3.56m (11' 3" x 11' 8") Spacious and accommodating double bedroom to include walk-in double wardrobe. Fitted carpet, sash window with secondary double glazing and radiator.

Bedroom Two

4.62m x 2.61m (15' 2" x 8' 7") Spacious double bedroom with room for storage. Two double glazed windows overlooking the rear of the property and providing plenty of natural light. Fitted carpet and radiator.

Bathroom

1.71m x 2.12m (5' 7" x 6' 11") A three piece suite to include bath with shower over mixer tap, sail shower screen, WC and wash basin. Stainless steel towel rail, radiator and easy to maintain cushion flooring.

Outside

Front;
Block-paved off road parking space, the front of the property also features the buildings original Greene King plaque as a reminder of its past use. There is a well maintained shrubbery area, canopy porch, outside light and welcoming front door.

Rear;
Freshly painted/retreated fencing enclosing an easily maintained courtyard area. Gate access to the rear parking space and bin storage.

Important information

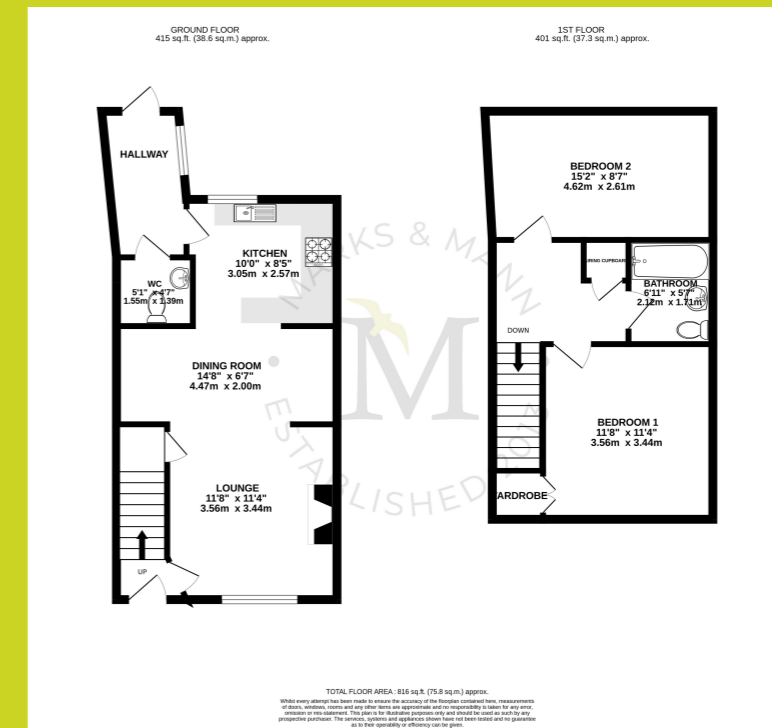
Tenure – Freehold
Services – We understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band - B
EPC rating - C

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.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	