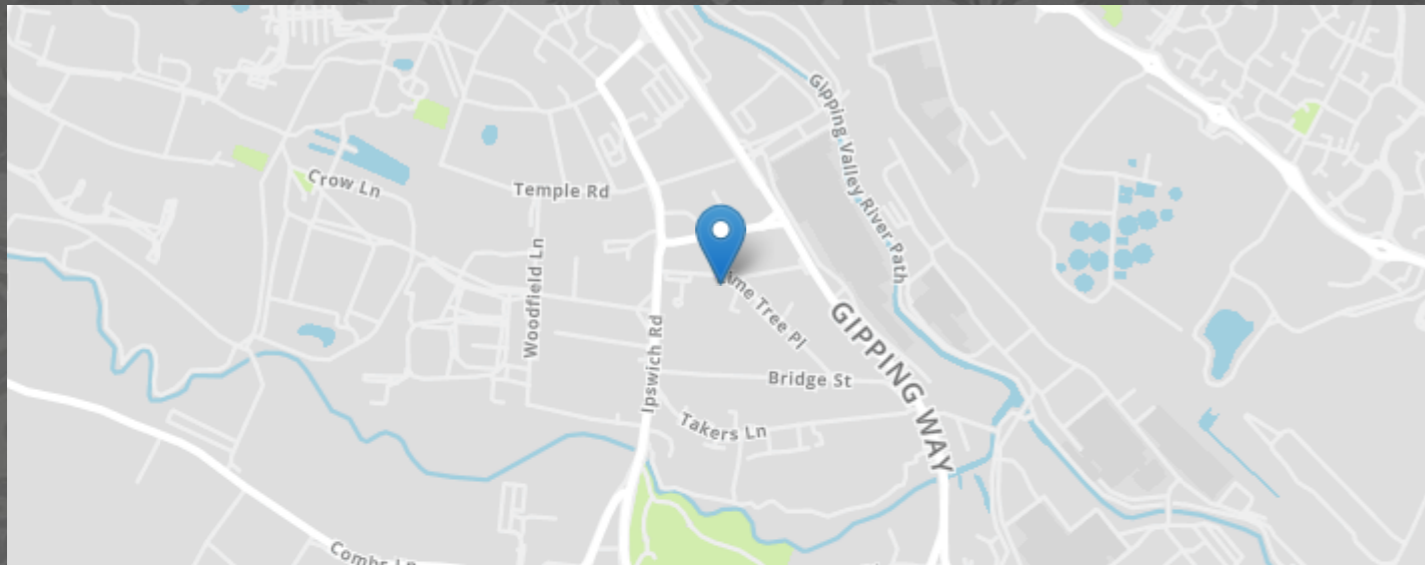


## Lime Tree Place, Stowmarket



- TWO CAR DRIVEWAY
- THREE STOREY
- NEW FLOORING

- CLOSE TO TOWN CENTRE
- LARGE RECEPTION AREA
- FIREPLACE

# MARKS & MANN



## Lime Tree Place, Stowmarket

Welcoming to market this TWO/THREE BEDROOM MID-TERRACED HOUSE located within walking distance of Stowmarket Town Centre. This property has the benefit of having a two car driveway and good size garden. The property is a three storey house with a large cellar space to accommodate a potential third bedroom. The property has had modernisations and NEW flooring in the living/dining area, entrance hall, stairs and bedrooms. Viewing is recommended to appreciate all the property has to offer.

# MARKS & MANN

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**£250,000 Guide Price**

# Lime Tree Place, Stowmarket

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## Lounge/Diner

3.54m x 7.41m (11' 7" x 24' 4") A very generous sized room, with an archway separating the lounge and dining area but still providing an open plan space. There is new fitted flooring throughout here and a large double glazed window to the front of the property. The lounge area has a featured fireplace with shelving above.

## Kitchen

4.15m x 2.94m (13' 7" x 9' 8") A good size fitted kitchen, with large tiled flooring and featured gloss white wall tiles. There are floor and overhead units and plenty of worktop space. The oven is freestanding with an electric hob top and overhead extractor fan. There is a single door leading into the garden area.

## Bathroom

3.09m x 2.24m (10' 2" x 7' 4") Well presented three piece bathroom to include bath with overhead shower, WC and wash basin. There is modern fitted flooring and space for shelving or storage.

## Main Bedroom

3.69m x 3.72m (12' 1" x 12' 2") A generously sized double bedroom with fitted wardrobes and a fitted storage cupboard. There are two double glazed windows that overlook the front of the property and provide plenty of natural light through.

## Bedroom Two

2.65m x 3.60m (8' 8" x 11' 10") A well presented double bedroom which is currently being used as a second reception/cosy area. The room has new fitted carpets and a fitted wardrobe. There is also featured panelling to modernise the room and there is a large double glazed window.

## Cellar

3.60m x 2.75m (11' 10" x 9' 0") A large space that can be used as a third bedroom if the window is replaced. Fitted storage space and shelving added within the old fireplace. There is a good size walk in storage area that could be used as a wardrobe. This is a fantastic space that could accommodate an at home office or beauty room.

## Outside

Front;  
Two car driveway with steps leading to the front entrance.  
Rear;  
Patio area and garden shed. Pictures to come.

## 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 - E

## Directions

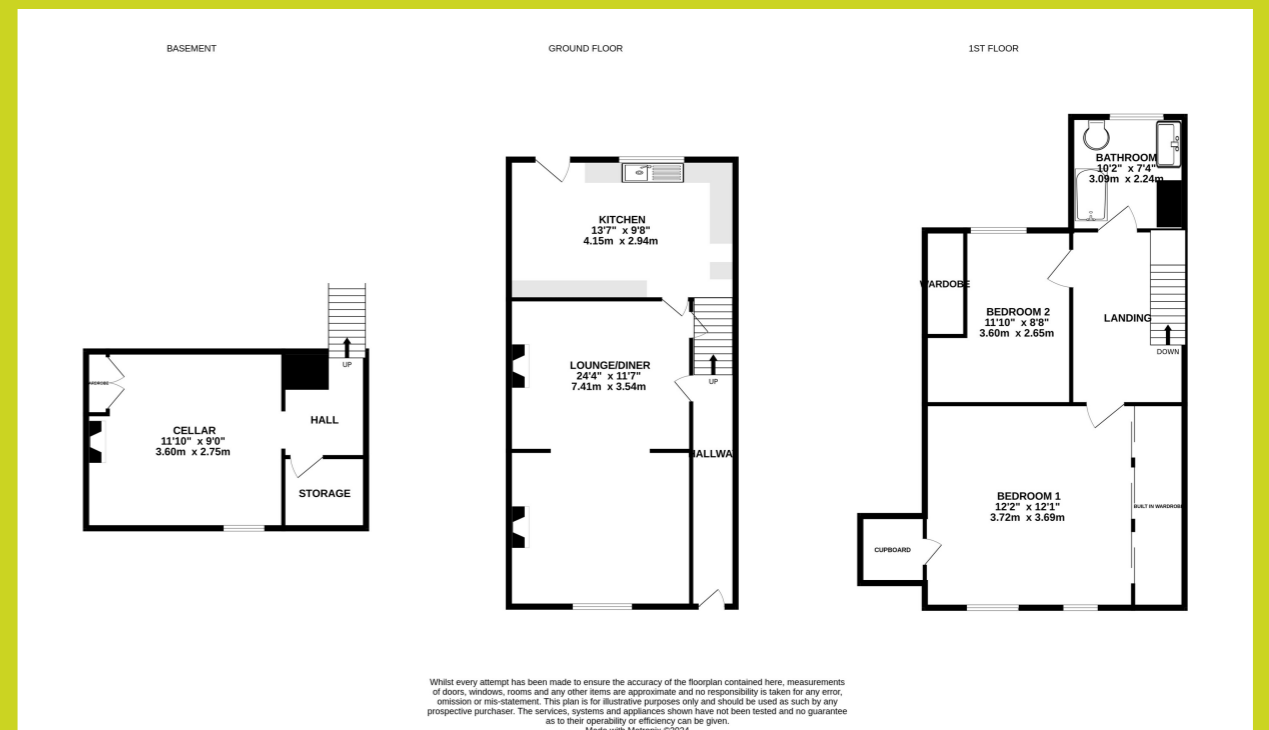
Using a SatNav, please use IP14 1BU as the point of destination.

## 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.

## 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.

