

- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- FAMILY BATHROOM AND SEPARATE WC
- GAS CENTRAL HEATING & CAVITY WALL INSULATION
- FULL RE-WIRE COMPLETED
- NEW INTERNAL DOWNSTAIRS DOORS

- FRONT, SIDE AND REAR GARDEN/S
- SEPARATE KITCHEN (REFURBISHED APPROX. 7 YEARS AGO)
- ADDITIONAL PLOT TO REAR WITH POTENTIAL FOR BLOCK PAVED DRIVEWAY OR LARGER GARDEN
- OUTBUILDING INCLUDING STORAGE AND EXTERNAL WC
- COMBI-BOILER 7 YEARS OLD

MARKS & MANN



Combs Lane, Stowmarket

NO ONWARD CHAIN

POSITIONED ON A GENEROUS CORNER PLOT, this THREE-BEDROOM END-OF-TERRACE HOME offers EXCELLENT OUTDOOR SPACE, FLEXIBLE LIVING and FURTHER POTENTIAL to enhance both the garden and parking arrangements. With FRONT, SIDE AND REAR GARDENS, plus useful OUTBUILDING, this property will appeal to families, first-time buyers and those looking to add value. Internally, the home is WELL LAID OUT and well maintained, featuring TWO RECEPTION ROOMS, a SEPARATE KITCHEN, a FAMILY BATHROOM and a SEPARATE WC. Recent improvements include NEW DOWNSTAIRS INTERNAL DOORS, a NEW UPVC REAR DOOR, MODERN FLOORING to the living and dining rooms, and UPDATED SERVICES. Externally, there is ADDITIONAL LAND BEHIND THE REAR FENCE offering the potential to EXTEND THE GARDEN OR CREATE OFF-ROAD PARKING (drop curb already in place).

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

£275,000 Guide Price

Combs Lane, Stowmarket

Ground Floor

ENTRANCE HALL

Welcoming entrance with access to the ground floor accommodation and stairs rising to the first floor. Recently updated internal doors throughout the ground floor provide a clean and modern finish.

LIVING ROOM

A BRIGHT AND COMFORTABLE reception room featuring LVT FLOORING, neutral décor and ample space for sofas and media furniture. A pleasant room for everyday living with good natural light from the front aspect. The chimney offers the potential to install a log burner if desired. Radiator. Double glazed window to front aspect.

DINING ROOM

Positioned to the rear of the property, the dining room is ideal for family meals or entertaining with space for a full dining table and chairs. Finished with MATCHING LVT FLOORING and offering easy access to the kitchen and garden beyond. This room offers multi-use and could be a great at home office area, snug or play room. Large double glazed window. Radiator.

KITCHEN

The kitchen was REFURBISHED APPROXIMATELY SEVEN YEARS AGO and remains practical and functional, fitted with a range of wall and base units, work surfaces, space for appliances and LINO FLOORING. A rear door provides direct access to the garden, making it ideal for everyday use. The kitchen has an integrated oven with overhead extractor fan, space for a washing machine and a freestanding fridge/freezer which will be left behind. Under cabinet lighting. Double aspect views. Built in pantry area.

FIRST FLOOR

FIRST FLOOR LANDING

Providing access to all three bedrooms, the family bathroom and separate WC, with loft access above for both separate lofts.

BEDROOM ONE

A GENEROUS DOUBLE BEDROOM positioned to the front of the property, offering space for wardrobes and additional bedroom furniture, finished in neutral tones. Built-in double wardrobe with good depth. Double glazed

window overlooking the front garden. Radiator.

BEDROOM TWO

Another well-proportioned DOUBLE BEDROOM overlooking the rear garden, ideal for family use or guests. Double glazed window. Radiator.

BEDROOM THREE

A GOOD-SIZED SINGLE BEDROOM, perfect for a child's room, home office or dressing room, with flexibility to suit a range of needs. Double glazed window to the rear aspect. Radiator.

FAMILY BATHROOM

The bathroom is fitted with a PANELLED BATH and WASH BASIN, finished with practical LINO FLOORING and neutral finishes. Well laid out and functional for family living. Double glazed frosted window. Towel radiator.

SEPARATE WC

A valuable addition, featuring a WC and WASH BASIN, ideal for busy households and guests.

Outside

FRONT GARDEN

The property benefits from a FRONT GARDEN, enhancing privacy and giving the home a more open feel than a typical terrace.

REAR GARDEN

The REAR GARDEN is mainly laid to lawn with patio areas and offers EXCELLENT POTENTIAL. Behind the existing fence line is an ADDITIONAL STRIP OF LAND which could be BLOCK PAVED FOR OFF-ROAD PARKING (drop curb already in place) or INCORPORATED INTO THE GARDEN for extra outdoor space, subject to maintaining a RIGHT OF ACCESS for neighbouring properties.

OUTBUILDING

To one side of the garden is a USEFUL BRICK OUTBUILDING, while the opposite side houses an EXTERNAL WC which has been renewed, ideal for garden use when entertaining.



Combs Lane, Stowmarket

LOCATION

Combs Lane is conveniently located within STOWMARKET, offering easy access to LOCAL SHOPS, SCHOOLS, SUPERMARKETS and AMENITIES. Stowmarket town centre and MAINLINE RAILWAY STATION provide DIRECT LINKS TO IPSWICH, CAMBRIDGE AND LONDON LIVERPOOL STREET, making it ideal for commuters. The area is also well placed for road links including the A14, connecting to the wider Suffolk region.

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

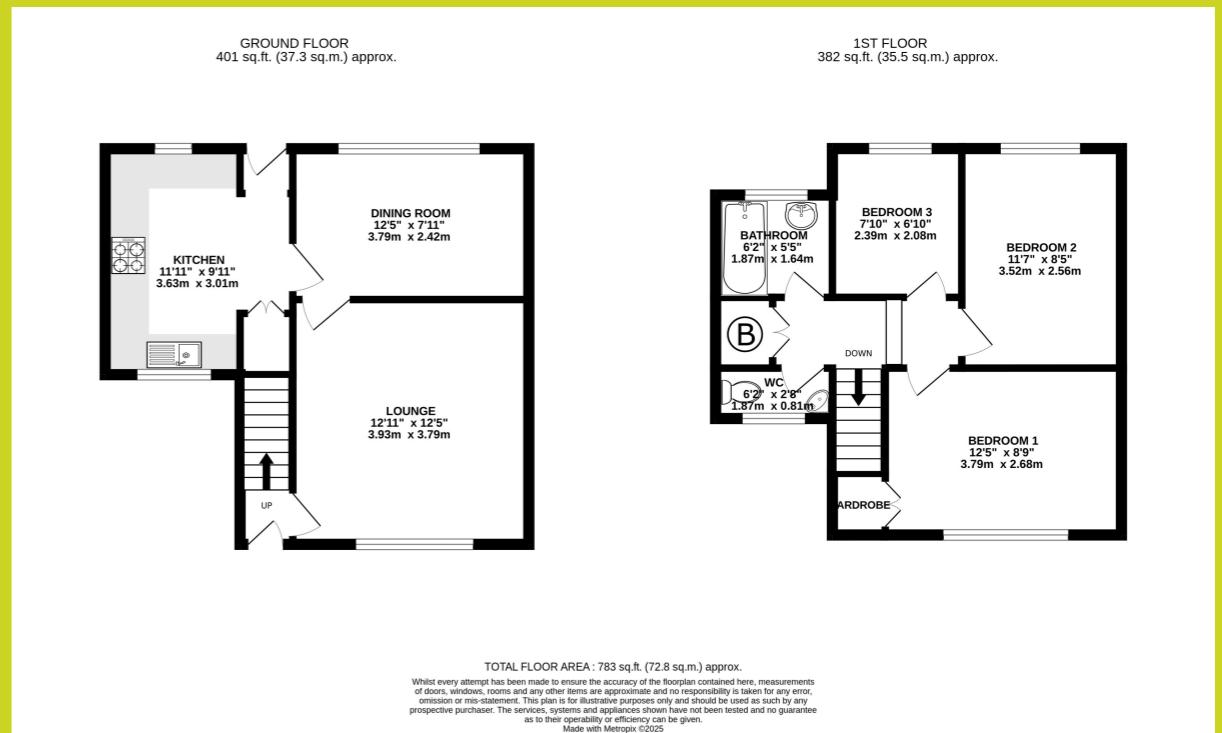
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Anti Money Laundering Regulations

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	85
(81-91)	B	72
(69-80)	C	
(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