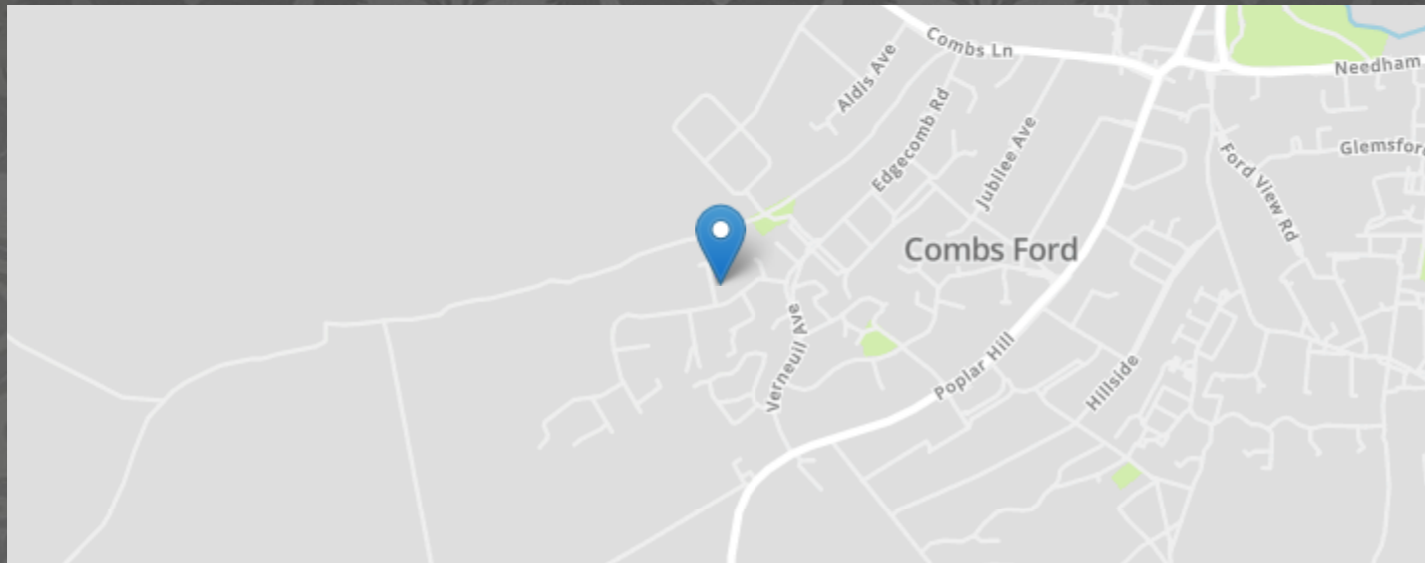


Farriers Road, Stowmarket



MARKS & MANN



- DETACHED BUNGALOW
- LOUNGE/DINER
- BATHROOM
- GARAGE
- VIEWING HIGHLY RECOMMENDED
- TWO BEDROOMS
- KITCHEN
- FULLY ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- CAVITY WALL INSULATION, GAS CENTRAL HEATING & DOUBLE GLAZING



Farriers Road, Stowmarket

Immaculately presented throughout is this DETACHED, TWO BEDROOM, BUNGALOW, situated in the popular Combs area of Stowmarket. This superb bungalow offers spacious and versatile living, the property is fully double glazed throughout and benefits from gas central heating. The accommodation comprises of entrance hall, lounge/diner, kitchen/ breakfast room with some integrated appliances, two double bedrooms and a bathroom with shower attachment. The rear garden is fully enclosed and boasts a large shed, a decking and patio area and access to the front of the property via a side gate. The property benefits from an attached single garage, with power and light and boarded loft storage.

To the front of the property there is a large driveway offering off road parking for multiple vehicles.

EARLY VIEWING IS HIGHLY RECOMMENDED.

£280,000

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Front

Driveway providing off road parking for multiple cars. Up and over door to the garage. Side gate providing access to the rear of the property. Front door with window pane opens to:

Entrance Hallway

Cupboard housing wall mounted gas boiler. Loft hatch providing access to the fully insulated loft. Tiled flooring. Radiator. Coving. Doors leading to :

Lounge/ Diner

5.16m x 3.18m (16' 11" x 10' 5")
Double glazed bay window to front with shutter blinds. Sliding patio doors leading to rear garden. Coving. Two radiators.

Kitchen / Breakfast Room

3.66m x 2.47m (12' 0" x 8' 1")
Double glazed window and door to rear. Range of matching floor and wall mounted units. Laminate work surface. Built in eye level double oven. Four ring gas hob with extractor hood above. Built in dishwasher. Plumbing for washing machine. Integrated fridge/freezer. Breakfast bar. Part tiled walls. Tiled floor. Radiator. Coving.

Bedroom One

3.11m x 2.99m (10' 2" x 9' 10")
Double glazed window to rear. Built in wardrobe with sliding mirror doors. Radiator. Coving.

Bedroom Two

3.41m x 2.67m (11' 2" x 8' 9")
Double glazed window to front and side. Built in wardrobe. Radiator. Coving.

Bathroom

2.27m x 1.38m (7' 5" x 4' 6")
Double glazed window to side. Low level W.C. Bath with shower attachment over. Pedestal wash basin. Fully tiled walls and floor. Extractor fan. Shaver point. Radiator.

Rear Garden

The fully enclosed rear garden is mainly laid to lawn with neatly presented flower beds housing a variety of mature flowers and shrubs. There is a patio and further decking area, along with a large shed that benefits from power and light. Outside tap. A path to the side of the garage provides access to the front of the property. There is also access to the garage from the rear garden via a single part glazed door.

Garage

The attached garage benefits from an up and over door to the front and a personal door to the rear garden. The garage benefits from power and light connections and also boasts a fully boarded loft.

Parking

Sizeable driveway to the front of the property providing parking for multiple vehicles.

DISCLAIMER

In accordance with the Property Misdescriptions Act (1991) Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. All measurements and areas are approximate and these particulars do not constitute part or all of an offer or contract. These particulars have been prepared in good faith using information obtained from the seller so all information should be verified via a solicitor.

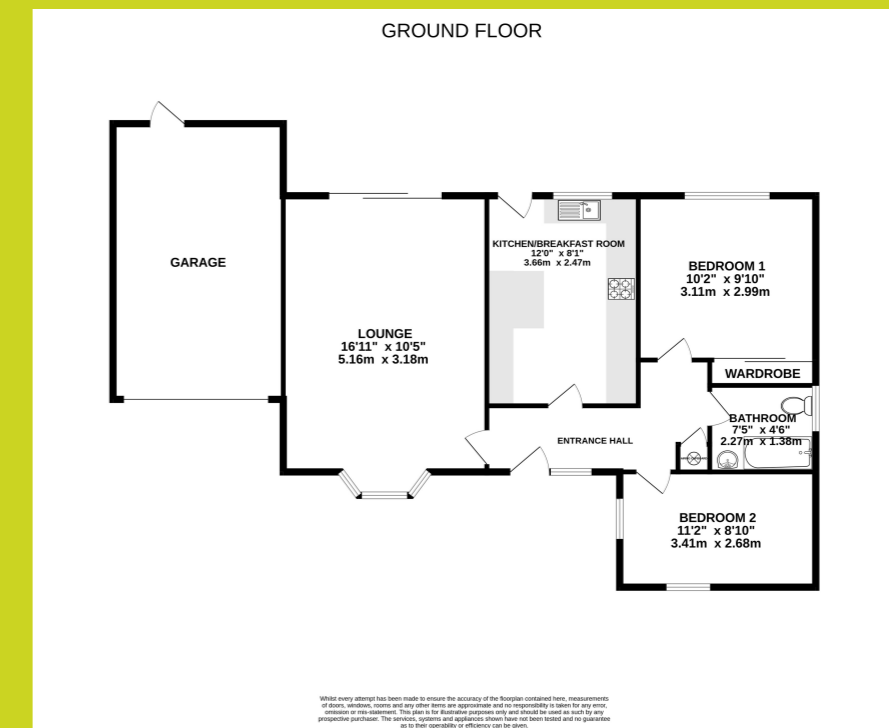
Money Laundering Regulations

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.

COUNCIL TAX BAND

At the time of instruction the council tax band for this property is band C.

Farriers Road, Stowmarket



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			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	