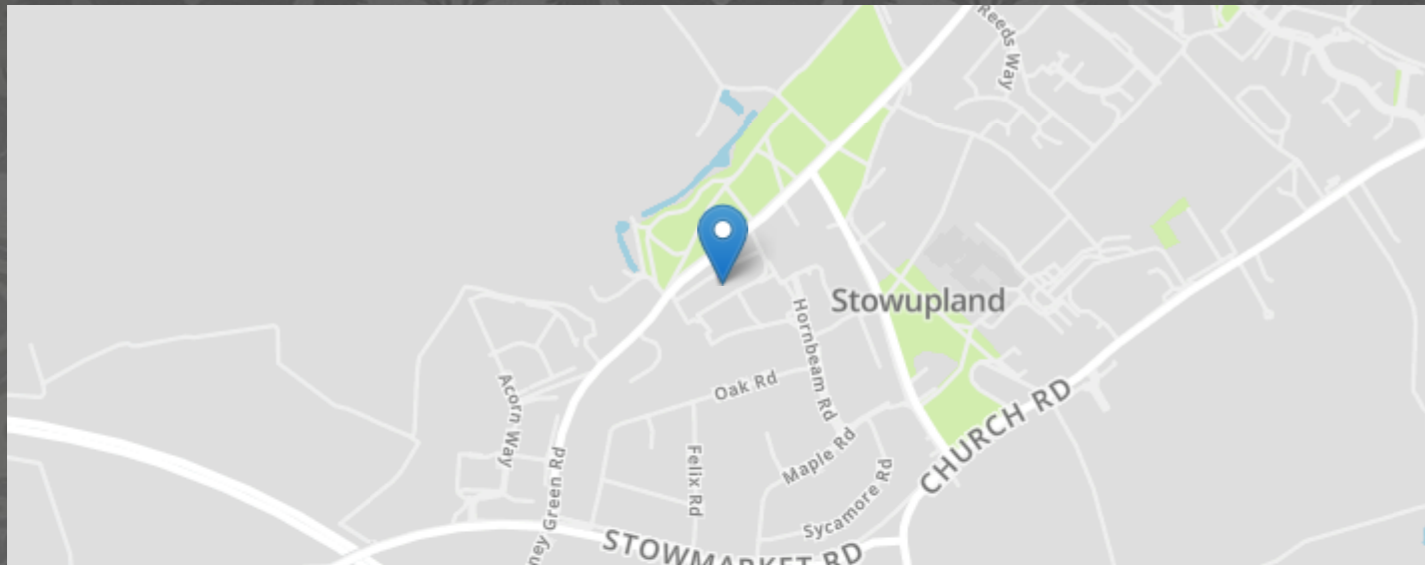


Birch Close, Stowupland, Stowmarket



- MODERNISED KITCHEN
- CUL-DE-SAC LOCATION
- LANDSCAPED GARDEN
- NO ONWARD CHAIN
- MODERNISED SHOWER ROOM
- GARAGE AND DRIVEWAY
- TWO DOUBLE BEDROOMS
- BOILER THREE YEARS OLD

MARKS & MANN



Birch Close, Stowupland, Stowmarket

NO ONWARD CHAIN

Welcoming to market this well presented TWO BEDROOM Semi-detached bungalow located on a cul-de-sac in the popular area of Stowupland. The property has the benefit of having a single garage and driveway, porch area, good size reception room, two double bedrooms, MODERNISED kitchen and shower room. Beautifully landscaped and fully enclosed rear garden and large easily maintained front garden. New boiler added three years ago.

MARKS & MANN

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£220,000 Guide Price

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Reception

3.18m x 4.93m (10' 5" x 16' 2") Spacious reception featured fireplace, neutral colour decor and carpets and plenty of natural light provided from the large double glazed window overlooking the front garden. Currently being used as a living room but offers space for a small dining area if desired.

Kitchen

3.15m x 2.84m (10' 4" x 9' 4") Modernised kitchen with new flooring, floor units with good amount of worktop space, integrated floor to ceiling pantry, spotlights throughout and potential for white goods to be left. Double glazed window and door to the rear garden.

Shower Room

2.15m x 2.25m (7' 1" x 7' 5") Modernised shower room with three piece suite to include walk in double shower with modern splash wall, fitted flooring, vanity style wash basin and WC and fitted touch mirror.

Bedroom One

3.15m x 3.63m (10' 4" x 11' 11") Well presented double bedroom with fitted wardrobes, neutral colour carpet and large double glazed window providing natural light throughout.

Bedroom Two

3.18m x 3.69m (10' 5" x 12' 1") This bedroom is currently laid out as a dining room but has multi-functional use and can provide space for what is needed. Large double glazed window overlooking the rear garden. Radiator.

Outside

Front;
Good size front garden, laid to lawn with modern paving slab pathway leading to the front porch, access to the side of the garden also provided.

Rear;
Landscaped rear garden with mostly laid to lawn areas, plenty of established hedges and trees. The garden offers a good size modern patio area for seating and also provides access directly into the garage from the rear side. Private and enclosed.

Important information

Tenure – Freehold.
Services – We understand that mains gas, electricity, water and drainage are connected to the property.
Boiler only three years old.
Council tax band - B
EPC rating - D

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		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	