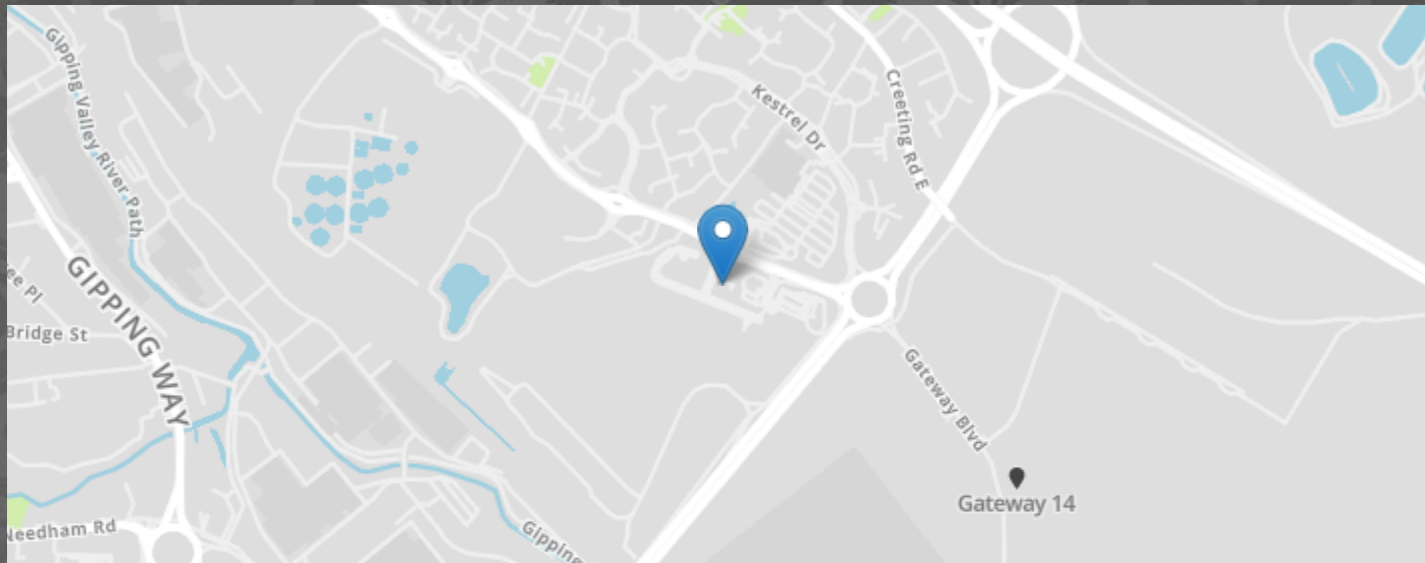


Hare Road, Stowmarket



- NHBC WARRANTY
- CLOSE TO AMENITIES
- TWO BEDROOMS
- NO ONWARD CHAIN
- TWO ALLOCATED PARKING SPACES
- LANDSCAPED GARDEN
- MAIN BATHROOM AND WC

MARKS & MANN

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

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Hare Road, Stowmarket

NO ONWARD CHAIN

Marks and Mann are pleased to present this wonderfully presented TWO BEDROOM Mid Terraced house, located in Stowmarket with TWO ALLOCATED parking spaces. The property has a downstairs cloakroom, good size living area, open plan kitchen/diner, two bedrooms, main bathroom and easily managed landscaped rear garden. There are 7 years left on the NHBC with all new fitted appliances.

£250,000 Guide Price

Hare Road, Stowmarket

Hare Road, Stowmarket

WC

1.00m x 1.51m (3' 3" x 4' 11") Downstairs cloakroom to include WC and wash basin. The cloakroom is located in the entrance area of the property and has modern decor, fitted flooring, radiator and extractor fan.

Lounge

3.95m x 4.84m (13' 0" x 15' 11") Well presented living area, with large double glazed window to the front. Neutral décor, skimmed ceiling, fitted cream carpet and radiator.

Kitchen/Diner

3.35m x 3.95m (11' 0" x 13' 0") Good size kitchen/diner with modern fitted flooring. The kitchen has floor and overhead units with integrated oven, gas hob top and overhead extractor fan. Space for washing machine and fridge/freezer. The kitchen provides a built in storage cupboard. There are long length double glazed windows to the rear with double French doors leading onto the patio area. Radiator and inset spotlights.

Main Bedroom

2.69m x 4.08m (8' 10" x 13' 5") Spacious double bedroom with double glazed window overlooking the rear garden. Potential to add fitted wardrobes. Fitted carpet and radiator.

Bedroom Two

4.08m x 2.69m (13' 5" x 8' 10") Unique layout with space for a small double bed to the right side, and storage to the left. This bedroom is currently being used as a guest room with workspace. Fitted carpet, double glazed window to the front and radiator.

Bathroom

1.88m x 2.32m (6' 2" x 7' 7") Modern three piece suite to include bath with overhead shower, WC and wash basin. There is fitted flooring and featured large tiled walls throughout, extractor fan, inset spotlights and radiator.

Outside

Front;
Two allocated parking spaces, pathway leading to the front entrance. Entrance includes canopy porch and front light.

Rear;
Patio area with pathway leading to tiered rear garden with further patio for seating. Laid to lawn area. Fully enclosed, fence surrounding and rear side gate.

Important Information

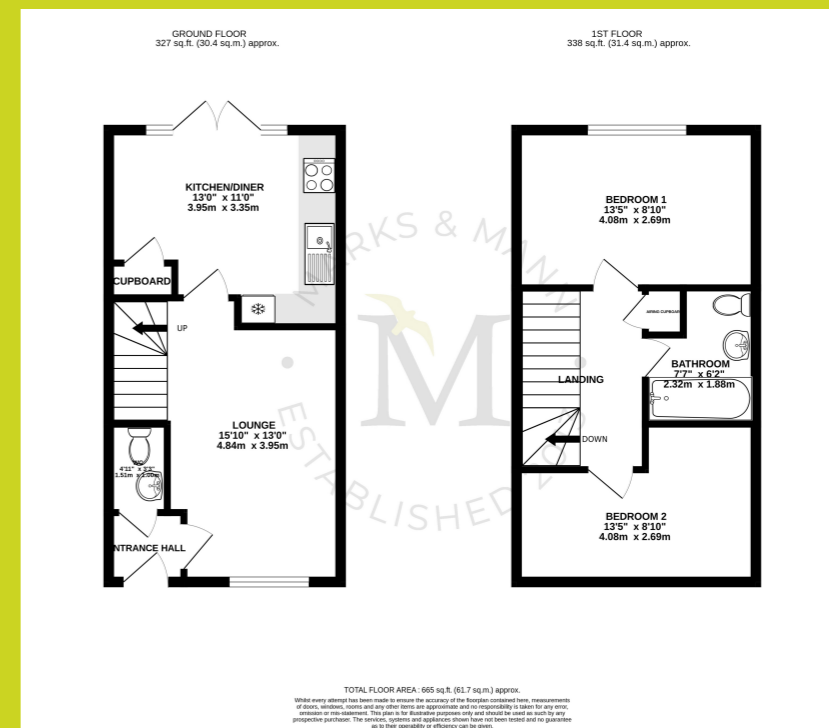
Tenure – Freehold
Services – We understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band - B
EPC rating - B
NHBC - 7 Years Remaining

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		98
(81-91)	B	84	
(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	