

Falconer Avenue, Old Newton, Stowmarket



- TWO BEDROOMS
- KITCHEN / BREAKFAST ROOM
- LARGE REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- END OF TERRACE
- GARAGE & AMPLE OFF ROAD PARKING
- FIELD VIEWS TO REAR
- SOME MODERNISATION REQUIRED

MARKS & MANN

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MARKS & MANN



### Falconer Avenue, Old Newton, Stowmarket

Offered for sale with NO ONWARD CHAIN, is this deceptively spacious two bedroom, end of terrace house. The property offers a front porch, spacious entrance hallway, kitchen / breakfast room with rear lobby/ utility room and living area. To the first floor there are two large bedrooms along with a bathroom and separate W.C. The rear garden is mainly laid to lawn, with patio areas and lined with a variety of mature plants and shrubs.

The position of the property means it benefits from ample off road parking to the side of the property along with a single garage.

The village of Old Newton offers a local convenience store, sports and social club and is also on a bus route to Stowmarket and other local towns within the vicinity. The busy town of Stowmarket is around 3 miles away and offers a main train line link to London Liverpool Street, and benefits from a wide range of larger amenities and facilities.

**£200,000**

Early viewing is highly recommended!



## Falconer Avenue, Old Newton, Stowmarket

### Front Garden

Mainly laid to lawn with small hedging and mature plants. Path leading to front door.

### Porch

Front door with glass panel to side opening to porch area. Door opens to:

### Entrance Hallway

Built in cupboard with sliding doors. Electric radiator. Stairs to first floor. Doors to:

### Kitchen/ Breakfast Room

3.70m x 2.93m (12' 2" x 9' 7")  
Double glazed window to rear. Range of wall and floor mounted units. Laminate worksurface. Sink with mixer tap over. Space for cooker. Space for washing machine. Space for under counter fridge/ freezer. Vinyl floor. Part tiled walls. Coving. Door to:

### Rear Lobby

Double glazed window to rear. Part glazed door to rear garden. Space for tumble dryer.

### Living Area

4.61m x 3.74m (15' 1" x 12' 3")  
Double glazed window to front and one double glazed and one single glazed window to the rear. Under stairs cupboard. Two electric radiators. Coving.

## First Floor

### Landing

Double glazed window to front. Airing cupboard. Two storage cupboards.

### Bedroom One

4.61m x 2.57m (15' 1" x 8' 5")  
Double glazed windows to front and rear. Built in wardrobe with sliding doors. Electric radiator. Coving.

### Bedroom Two

4.61m x 2.39m (15' 1" x 7' 10")  
Double glazed window to rear. Built in cupboard. Electric radiator.

### Bathroom

Double glazed window to rear. Bath with shower attachment over. Vanity unit with inset sink. Part tiled walls. Shaver point.

### W.C.

Double glazed window to rear. W.C.

### Rear Garden

The rear garden is mainly laid to lawn and benefits from uninterrupted field views. There a number of mature plants along with a wooden built shed. The patio area opens to the side of the property where there is access to the front of the property and garage.

### Garage & Parking

Garage with up and over door. Window to side. Power and electric connected.

To the side of the property there is ample off road parking for multiple vehicles, some of which benefits from a car port style cover.

### 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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

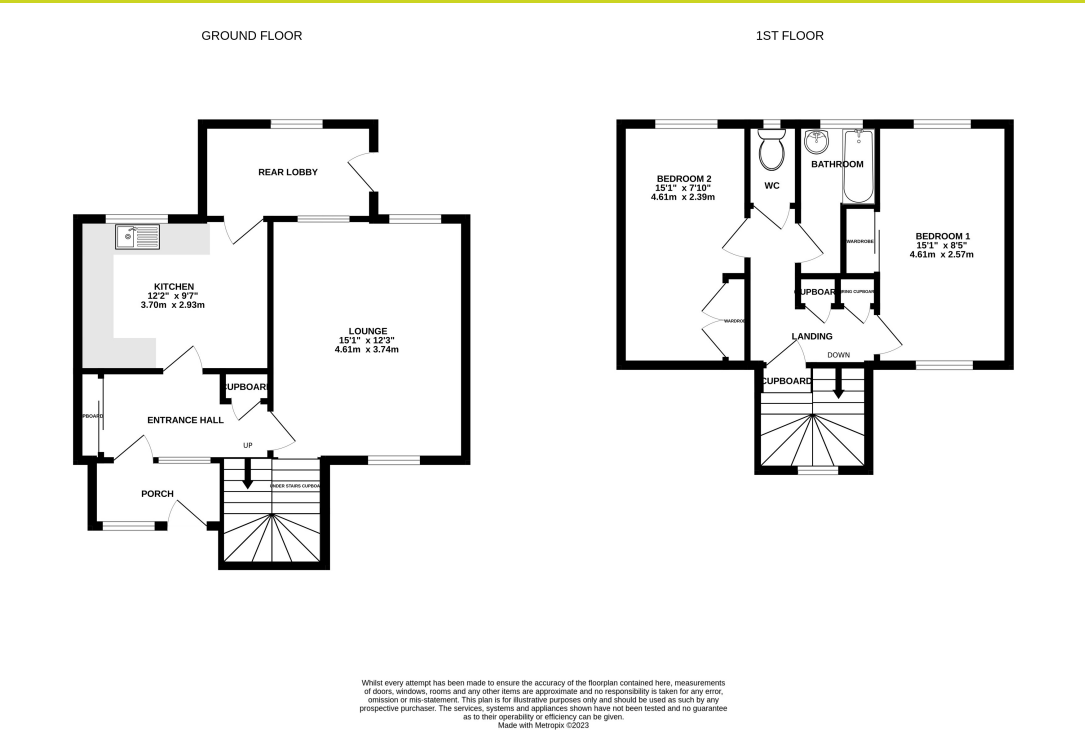
### Money Laundering Regulations

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.

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### Council tax band:

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



The above floor plans are not to scale and are shown for indication purposes only.

