

- SEMI DETACHED COTTAGE
- THREE BEDROOMS
- DINING AREA
- GROUND FLOOR BATHROOM
- REAR AND SIDE GARDENS
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- NEW OIL TANK

- COMBS VILLAGE
- LOUNGE
- KITCHEN
- FIRST FLOOR WC
- WOOD GARAGE
- DOUBLE GLAZING



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Mill Lane, Combs, Stowmarket

Marks and Mann Estate Agents are delighted to offer for sale this rarely available quaint THREE BEDROOMED SEMI DETACHED COTTAGE in the highly sought after village of Combs. This property benefits from stunning views of Suffolk countryside to the front of the property, along with three generously sized bedrooms (valuer's opinion), a lounge, dining area, fitted kitchen, ground floor family bathroom, first floor WC, garden area to the side and rear of the property, a wooden garage and shingled driveway to front providing ample off road parking for 6+ vehicles. This property is served by oil central heating via radiators and is double glazed throughout. In the valuer's opinion, the property is very well presented and early viewing is highly recommended.

£325,000 Guide Price

Mill Lane, Combs, Stowmarket

About the Area:

The village of Combs is situated approximately three miles outside of Stowmarket town centre and is incredibly well sought after due to the beautiful Suffolk scenery and peaceful village atmosphere. The village doesn't have many facilities of its own, however it is situated with close proximity to Combs Ford and Stowmarket town centre, both which boast a wide range of local amenities.

About the Property:

This property benefits from stunning views of Suffolk countryside to the front of the property, along with three generously sized bedrooms, a lounge, dining area, fitted kitchen, ground floor family bathroom, first floor WC, garden area to the side and rear of the property, a wooden garage and shingled driveway to front providing ample off road parking for 6+ vehicles. This property is served by oil central heating via radiators and is double glazed throughout. In the valuer's opinion, the property is very well presented and early viewing is highly recommended.

Front Garden

Shingled driveway providing off road parking for 6 vehicles. Entrance door to side of the property.

Lounge

12' x 11' 11" (3.67m x 3.64m)
Double glazed window to front. Brick built open fireplace. Solid wood flooring. Door leading to stairs to first floor. Archway leading to:

Dining Area

13' 7" x 8' 10" (4.14m x 2.70m)
Double glazed window to side. Radiator. Solid wood flooring. Double glazed door to side. Door leading to:

Kitchen

12' 2" x 7' 8" (3.70m x 2.33m)
Double glazed window to side. Wall and floor mounted units. Stainless steel sink unit. Cooker point. Radiator. Tiled flooring. Part tiled splashbacks. Coved and textured ceiling.

Ground Floor Family Bathroom

Double glazed window to rear. Pedestal wash basin. Low level WC. Central heated towel rail. Bath with shower above. Tiled flooring. Built in storage cupboard.



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Disclaimer

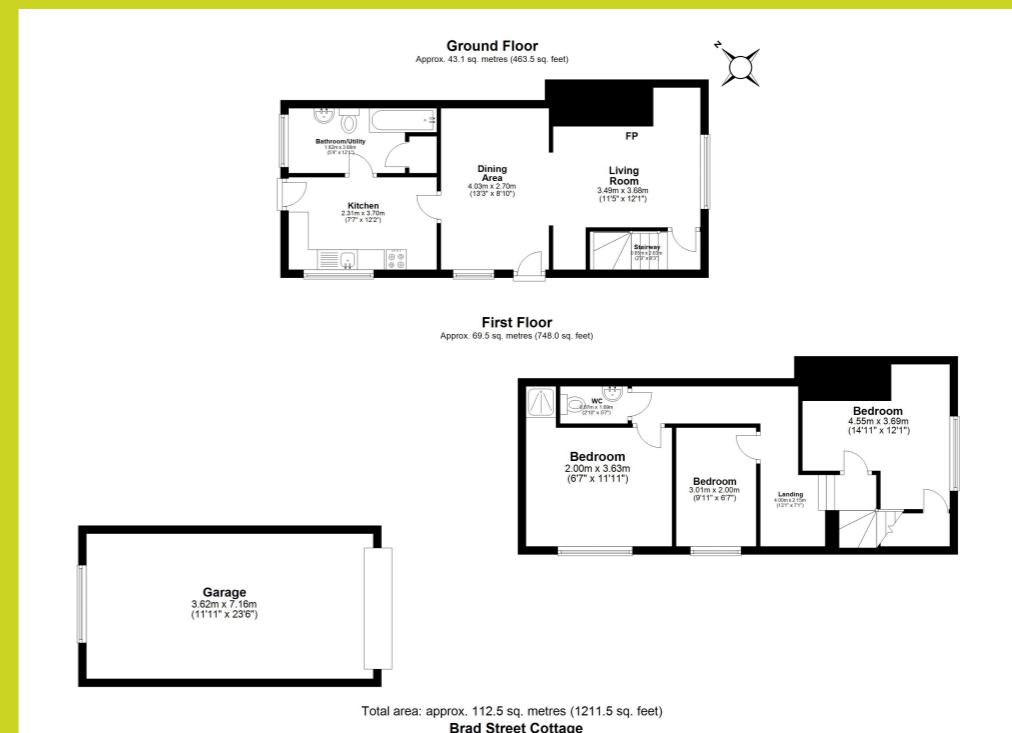
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Money Laundering Regulations:

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 B.



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 | | 93 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 38 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |