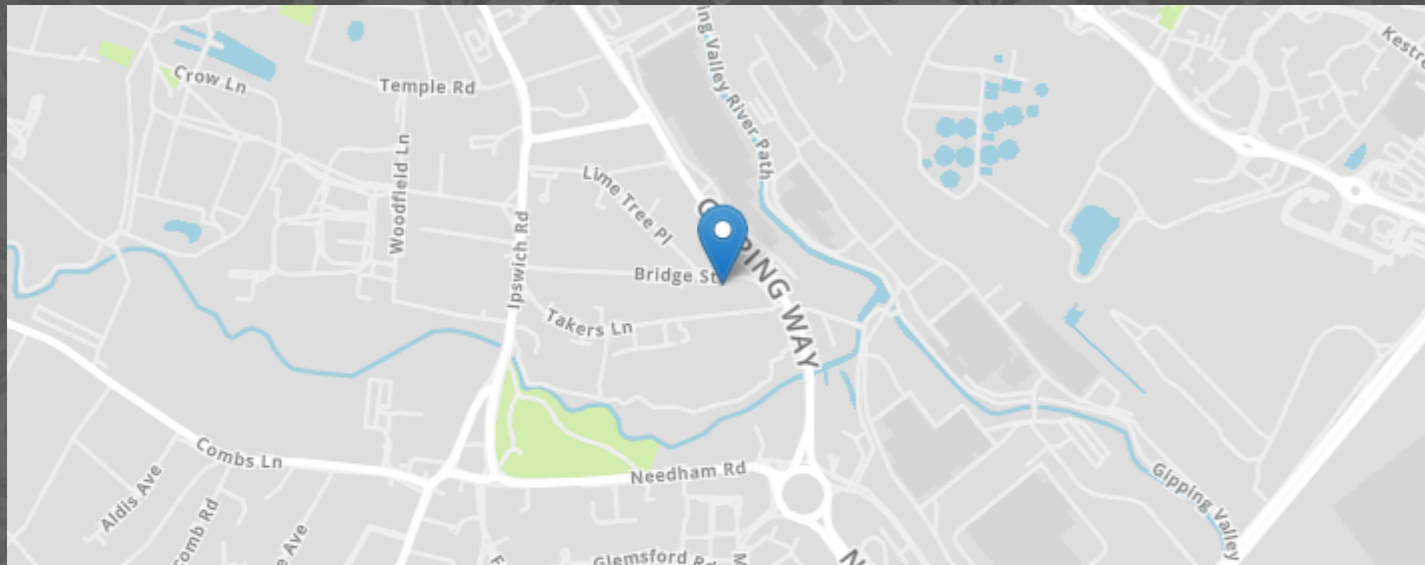


Bridge Street, Stowmarket



- TWO BEDROOM END OF TERRACE HOUSE
- LOUNGE/DINER
- OFF ROAD PARKING
- EXTENDED KITCHEN
- ENTRANCE PORCH
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- EASILY MAINTAINED GARDEN

MARKS & MANN



### Bridge Street, Stowmarket

A well-presented extended end of terrace two-bedroom house providing a fantastically sized living accommodation including entrance porch, sitting/dining room with wood-burning stove, extension to provide large modern fitted kitchen/dining area, ground floor modern bathroom and two bedrooms, together with driveway for off road parking for one vehicle and situated on this popular residential road a short distance from the town centre.

MARKS & MANN

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**£240,000 Guide Price**

## Bridge Street, Stowmarket

### Front Garden

Block paved driveway providing off road parking for one car. Side access to the rear garden.

### Entrance Porch

Double glazed front entrance door to front. Double glazed window to side. Door to:

### Lounge/Diner

6.40m x 3.76m (21' 0" x 12' 4")  
Double glazed window to front. Stairs leading up to first floor. Under stairs storage cupboard. Log burner. Two radiators. New carpet and décor.

### Kitchen

3.05m x 9.00m MAXIMUM (10' 0" x 29' 6" maximum length)  
Single story extension to provide a large kitchen/diner. LVT flooring with large rooflight providing natural light to the kitchen, spotlights throughout. The modern kitchen has floor and overhead units with an integrated single oven, induction hob with overhead extractor fan and plumbing for dishwasher and washing machine. There are double French doors leading to the rear garden. Potential to extend up STP.

### Ground Floor Bathroom

2.36m x 2.01m (7' 9" x 6' 7")  
Modern three piece suite to include L shaped bath with overhead shower, WC and wash basin. The bathroom has modern décor with floor to ceiling tiles and LVT flooring.

### Landing

Doors to:

### Bedroom One

3.77m x 3.50m (12' 4" x 11' 6")  
Double glazed window to front. Fireplace. Picture rail. Radiator. Well presented décor.

### Bedroom Two

2.87m x 2.76m (9' 5" x 9' 1")  
Double glazed window to rear. Two built in cupboards. Loft access. Radiator and carpet.

### Rear Garden

Laid to lawn. Shed. Patio area. Outside tap and light. Shared access.

### 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 - E

### 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.

### 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.

## Bridge Street, Stowmarket



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

