

Straight Road, Battisford, Stowmarket



- NO CHAIN ONWARD
- THREE DOUBLE BEDROOMS
- GARAGE, CAR PORT AND AMPLE OFF STREET PARKING
- CONSERVATORY/SUN ROOM
- SOUGHT AFTER VILLAGE LOCATION
- BATTISFORD TYE
- DETACHED BUNGALOW
- LARGE REAR GARDEN
- WARM AIR HEATING & DOUBLE GLAZED WINDOWS
- MODERN METHOD OF AUCTION

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MARKS & MANN



Straight Road, Battisford, Stowmarket

NO ONWARD CHAIN

MARKS AND MANN ARE DELIGHTED TO BRING TO MARKET THIS THREE DOUBLE BEDROOM DETACHED BUNGALOW. Located in the sought after village of Battisford Tye, this three double bedroom bungalow offers a generous front and rear garden, ample off street parking, garage and carport as well as separate living room, dining room, conservatory and kitchen.

£310,000 Offers in Excess of

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Porch

Plastered ceiling, overhead lighting, obscured front door, obscured porch door and carpeted flooring.

Hallway

Plastered ceiling, overhead lighting, loft access hatch, wall vent, airing cupboard and carpeted flooring.

Lounge

6.16m x 3.88m (20' 3" x 12' 9")
Plastered ceiling, overhead lighting, front and side aspect UPVC double glazed windows, electric fireplace and carpeted flooring with air vents.

Kitchen

3.90m x 3.48m (12' 10" x 11' 5")
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window and door, heating system in cupboard and laminate flooring with air vent. Kitchen consists of a range of base and eye level units with integrated sink-drainer and space for a fridge freezer, washing machine and oven/hob unit.

Dining Room

3.49m x 2.88m (11' 5" x 9' 5")
Skimmed ceiling, overhead lighting, wall lighting, rear aspect sliding doors and carpeted flooring with a floor vent.

Conservatory

5.96m x 2.34m (19' 7" x 7' 8")
Polycarbonate roof, side and rear aspect UPVC double glazed windows on a half wall, rear aspect sliding doors and side aspect door and carpeted flooring.

Bedroom One

3.66m x 3.39m (12' 0" x 11' 1")
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, fitted wardrobes and carpeted flooring with floor vent.

Bedroom Two

4.11m x 3.64m (13' 6" x 11' 11")
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window and carpeted flooring with floor vent.

Bedroom Three

3.48m x 3.17m (11' 5" x 10' 5") Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window and carpeted flooring with floor vent.

Bathroom

3.66m x 1.76m (12' 0" x 5' 9")
Three piece family bathroom with a skimmed ceiling, overhead lighting, rear aspect UPVC double glazed obscured window, under sink storage and carpeted flooring with a floor vent.

Garage

6.55m x 2.82m (21' 6" x 9' 3")
Single link-detached garage with rear door and up and over door. Single carport attached to side of garage providing extra covered parking space.

Garden

Sizable rear garden with an assortment of flowerbeds, wooden shed to remain with the remainder laid to lawn and a single garage and carport with a drive leading down the side of the property to the front garden and road. Front garden consists of mostly lawned space with flowerbeds and a path leading to the front door and a wall separating the property from the road.

Additional Information

Warm air heating system.
Within close proximity to the local church.
Ample off street parking.

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.

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School Admissions

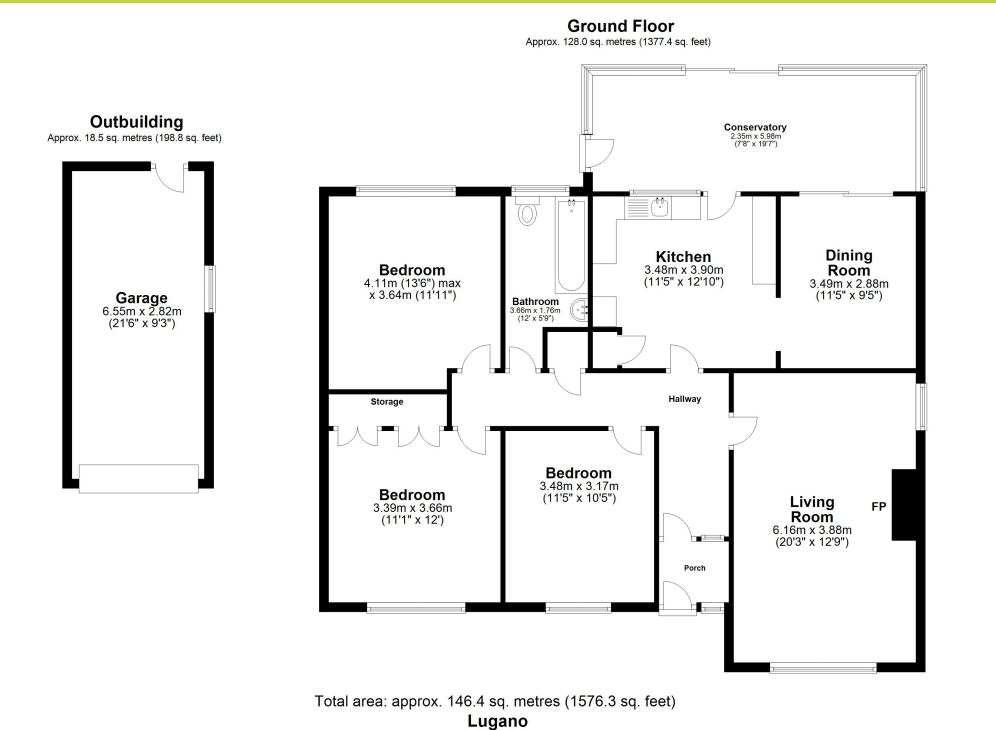
To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Council tax band

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

Auctioneer Comments

This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the reservation period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional



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

