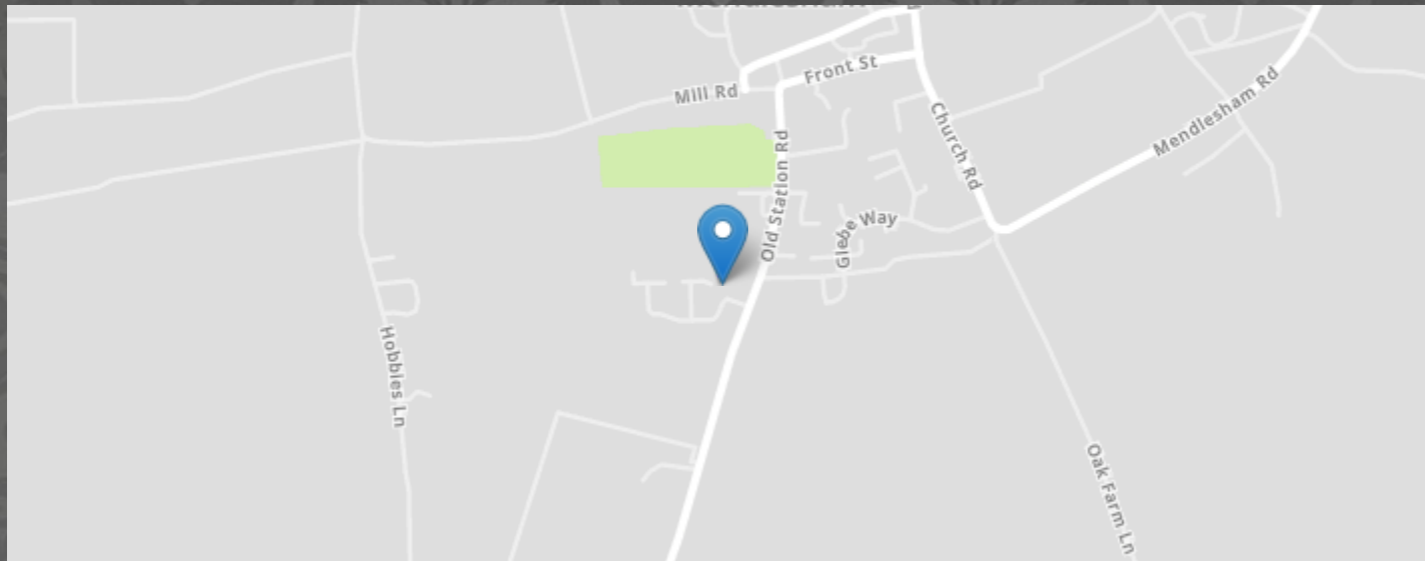


Middy Close, Mendlesham, Stowmarket



- LINK DETACHED
- 3 YEARS LEFT ON NHBC
- DRIVEWAY

- TWO DOUBLE BEDROOMS
- DESIRABLE LOCATION

MARKS & MANN



Middy Close, Mendlesham, Stowmarket

Marks and Mann are pleased to bring to market this TWO BEDROOM LINK-DETACHED HOUSE located in the desirable area of Mendlesham. The property has the benefit of having a two car driveway to the side. Built in 2017 the house has been kept in very good condition and has a good size landscaped rear garden. This property has two double bedrooms, main bathroom, WC, living area and open plan kitchen/diner.

MARKS & MANN

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

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

£240,000 Guide Price

Middy Close, Mendlesham, Stowmarket

Reception

2.96m x 4.82m (9' 9" x 15' 10") Very well presented with a large double glazed window overlooking the front of the property. There is neutral tone décor with a feature wall.

Kitchen/Diner

3.25m x 4.06m (10' 8" x 13' 4") A spacious kitchen/diner, the kitchen has floor and overhead units with integrated appliances including fridge/freezer and oven with a gas top stove. This rooms is filled with natural light provided by the full length double glazed windows and double French doors. The kitchen/diner has oak effect flooring and spotlights throughout.

WC

0.93m x 1.66m (3' 1" x 5' 5") This WC is presented very well with modern décor.

Bathroom

2.05m x 1.90m (6' 9" x 6' 3") A well presented and modern bathroom, this is fitted with a three piece suite including bath with overhead shower, WC and wash basin.

Main Bedroom

3.25m x 4.06m (10' 8" x 13' 4") A good size double bedroom with fitted wardrobes, this bedroom overlooks the rear garden.

Bedroom Two

2.88m x 4.07m (9' 5" x 13' 4") A good size double bedroom with storage space. This overlooks the front of the property and has fitted carpets and neutral décor.

Outside

There is a small well maintained front garden, there is a pathway leading to the front entrance and has a canopy porch. The rear garden is mostly laid to lawn with a patio area and a shed. The garden is easily maintained but could be further landscaped if desired.

Important information

Tenure – Freehold.
Services – we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band - B
EPC - C

Directions

Using a SatNav, please use IP14 5TN as the point of destination.

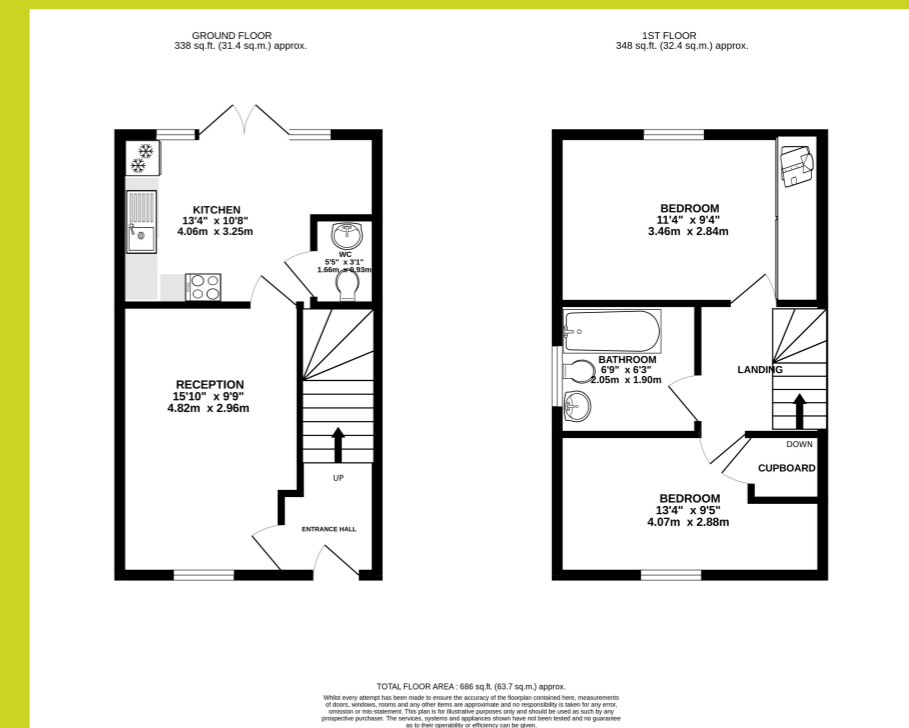
Disclaimer

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.

Middy Close, Mendlesham, Stowmarket



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		91
(81-91)	B		
(69-80)	C	76	
(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	