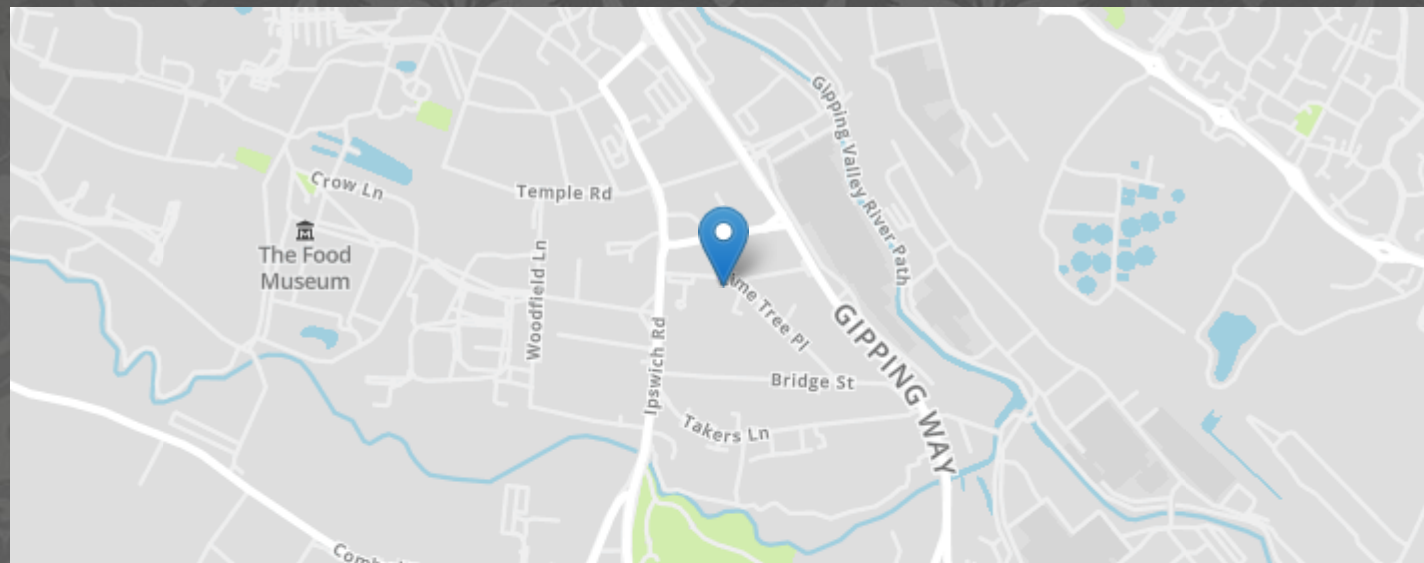


Lime Tree Place, Stowmarket



- ROUGHLY 100FT GARDEN
- OPEN PLAN LIVING/DINING AREA
- CLOSE TO LOCAL AMENITIES & BUS ROUTES
- SOUGHT AFTER AREA
- UNDER FLOOR HEATING IN FAMILY BATHROOM
- GENEROUS BEDROOM SIZES
- ACCESS TO A14 AND A12
- DOUBLE GLAZING THROUGHOUT

MARKS & MANN

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MARKS & MANN



Lime Tree Place, Stowmarket

Offered for sale is this terraced two bedroom property with OFF ROAD PARKING and a roughly 100ft rear garden. The home comprises of an OPEN-PLAN living/dining room with a modern kitchen, two bedrooms and a family bathroom with underfloor heating. Located in the popular market town of Stowmarket it has access to a range of local amenities as well as travel links to London including the direct line to London and access to the A14 and A12.

£200,000 Offers in Excess of

Lime Tree Place, Stowmarket

GROUND FLOOR

Lounge

3.65m x 3.48m (12' 0" x 11' 5")
Plastered ceiling, overhead lighting, front aspect UPVC double glazed window, electric storage heater, fireplace with built in storage either side, wood effect flooring.

Dining Room

Plastered ceiling, overhead lighting, electric storage heater, under stair storage, rear aspect UPVC door and wood effect flooring.

Kitchen

2.94m x 2.14m (9' 8" x 7' 0")
Plastered ceiling, overhead lighting, side and rear aspect UPVC double glazed windows and wood effect flooring. Kitchen consists of a range of base and eye level units with integrated sink-drainer and space for a washing machine, fridge freezer and cooker.

FIRST FLOOR

Landing

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

Bedroom One

3.64m x 3.49m (11' 11" x 11' 5")
Plastered ceiling, overhead lighting with ceiling fan, front aspect
UPVC double glazed window, electric storage heater, fitted
wardrobes and carpeted flooring.

Bedroom Two

Plastered ceiling, overhead lighting, electric storage heater, rear aspect UPVC double glazed window and carpeted flooring.



Bathroom

2.74m x 2.09m (9' 0" x 6' 10")
Four piece bathroom with skimmed ceiling, spotlighting, rear aspect UPVC double glazed obscured window, heated towel rack, under sink storage and tiled flooring with underfloor heating.

OUTSIDE

Rear Garden

North Facing roughly 100ft garden with two patio areas, lawned section, flowerbeds either side of the lawn, covered patio area outside dining room door, former W/C currently used as a storage shed, external tap and two wooden sheds to remain.

Driveway

Paved driveway providing off road parking for one vehicle.

ADDITIONAL INFORMATION

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 - TBD
Our Ref: SM

Location

Stowmarket is a popular market town located in 'The Heart of Suffolk' between the historic town of Bury St. Edmunds and the county town Ipswich. The town itself benefits from a wide range of amenities and facilities together with main line rail links with London's Liverpool Street station and fast access to the A14.

Directions

Using a Satnav, please use IP14 1BU as the point of destination.

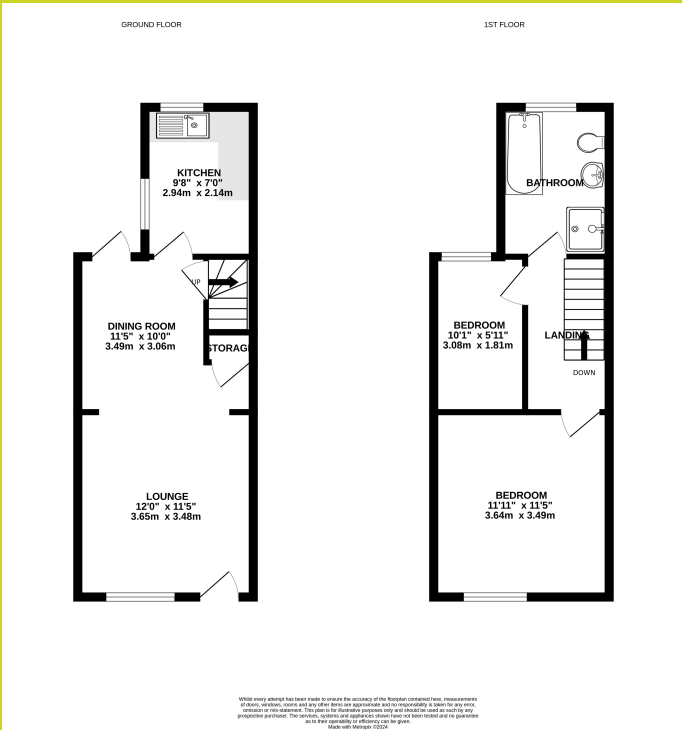


Disclaimer

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.



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