



Regent Street, Stowmarket  
IP14 1RJ

£175,000 Freehold

**MaxwellBrown**

Independent Property Agents

A well presented, modernised 2 bedroomed Victorian terrace house situated within a few minutes walking distance of the town centre and mainline railway station. Accommodation includes a split level open-plan lounge/diner, kitchen, recently refitted bathroom and two bedrooms. Further benefits include gas central heating double glazing and enclosed rear garden.





# Regent Street, Stowmarket

Sealed unit double glazed door to:

## Lounge/Diner:

Split level open-plan with oak flooring. Recessed fireplace with slate hearth, floating engineered oak bressummer and multi fuel burner. Sealed unit double glazed windows to front and rear, staircase to first floor, two radiators and TV point. Glazed door to:

## Kitchen:

Fitted with a range of pastel green units, woodgrain worktops comprising ceramic inset single drainer sink unit with mixer tap, cupboards and AEG slimline dishwasher under. Worksurfaces with cupboards, drawers and space under with plumbing for automatic washing machine. Three eye level units, metro tiled splashbacks, wood effect laminate flooring, spot light track, radiator and sealed unit double glazed window and door to side.

## Bathroom:

Recently refitted with a white suite comprising P-shaped bath with mixer tap, thermostatic shower over and side screen. Low level flushing WC with concealed cistern and navy shaker style vanity unit with wash hand basin, mixer tap and plunge plug. Electric underheated ceramic tiled flooring, 1/2 tiled walls, sealed unit double glazed window to rear and heated towel rail.

## First Floor Landing:

Access to loft housing gas fired combi boiler supplying domestic hot water and central heating system. Pine doors to:

## Bedroom 1:

Two sealed unit double glazed windows to front, Alcove with hanging rail, radiator and TV point.

## Bedroom 2:

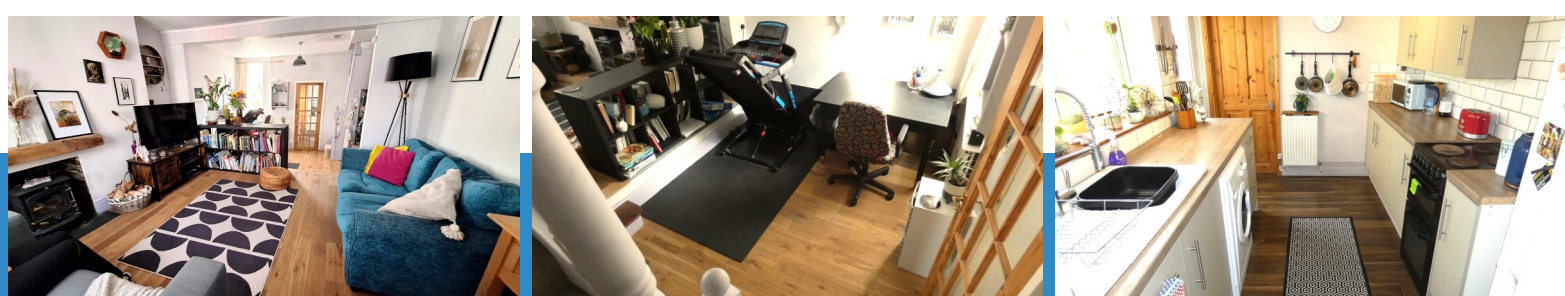
Sealed unit double glazed window to rear, built-in single wardrobe with pine latch door and radiator.

## Outside:

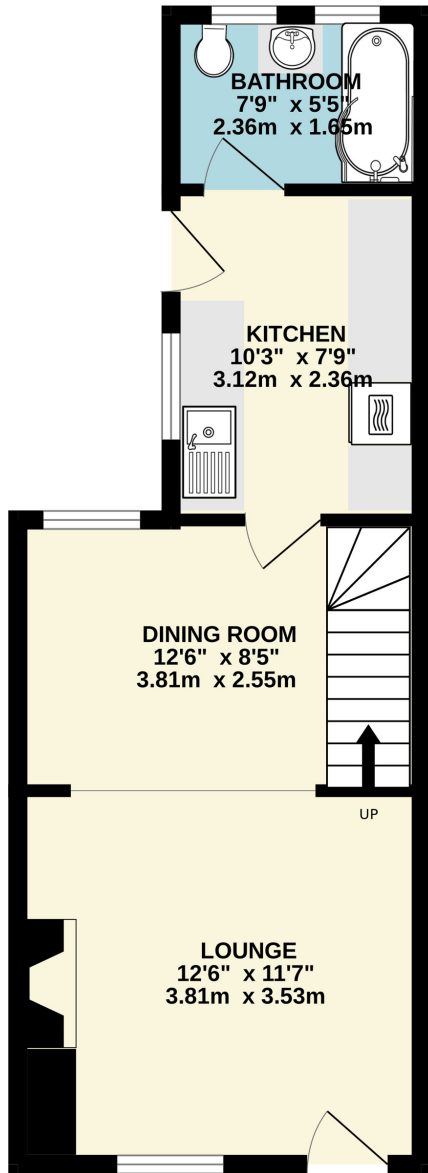
There is a paved rear garden with timber garden shed. The garden is enclosed by close board fencing with gate giving rear pedestrian access.

## Services:

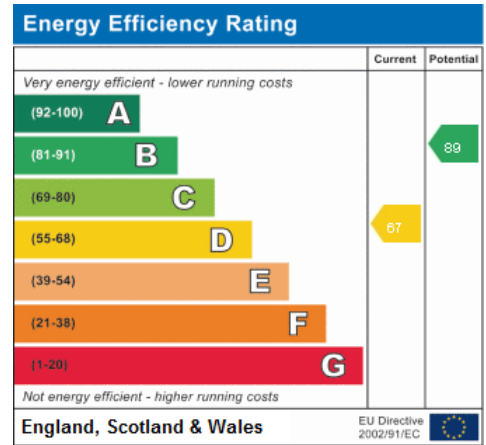
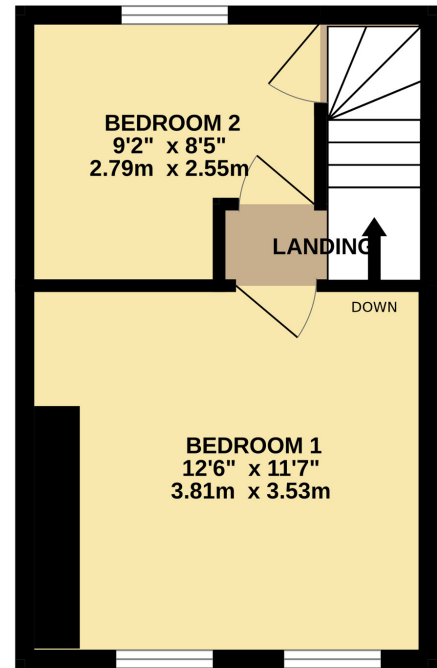
If it understood from the vendor that all mains services are connected to the property.



GROUND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023







IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



rightmove

onTheMarket.com

Zoopla

