



Brooke Way, Stowmarket
IP14 1US
£1,000 pcm

MaxwellBrown

Independent Property Agents

Modern two bedroom end terraced house with off road parking for 2-3 cars and garden, located in the well served Suffolk town of Stowmarket. Further benefits include an open plan living room and kitchen with French doors to rear garden, downstairs cloakroom, master bedroom with ensuite shower room, second bedroom and family bathroom, also gas central heating and double glazing.



Part glazed door and side panel to:

Entrance Hall:

Vinyl flooring, smoke detector, double utility cupboard, plumbing for automatic washing machine, Ideal logic gas boiler supplying domestic hot water and heating, extractor fan.

Cloakroom:

White suite comprising low level flushing suite and pedestal wash hand basin, vinyl flooring, radiator, sealed unit double glazed window to front, extractor fan.

Open plan lounge/kitchen: 21'3 x 13'

Kitchen Area:

Peninsular bar with 1.5 bowl stainless steel single drainer unit with mixer tap, cupboards and drawers, plumbing for dishwasher, work surfaces with cupboards below, eye level units, Zanussi oven, gas hob, stainless steel splashback, extractor hood, CO monitor, Danfoss central heating programmer, stairs to first floor landing. Through to:

Living Area:

French doors and side panels to rear garden, TV point, radiator.

First Floor Landing:

Radiator, access to loft, doors to:

Bedroom 1: 10' x 10'2

Sealed unit double glazed window to rear, radiator, door to:

Ensuite:

Shower cubicle with folding glass door, Aqualisa electric shower, tiled walls, low level flushing suite and pedestal wash hand basin with tiled splash backs, radiator, vinyl flooring, extractor fan.

Bedroom 2: 8'3 x 13' reducing to 9'7

Sealed unit double glazed window to front, radiator.

Bathroom: 6'2 x 6'7

White suite comprising panel enclosed bath with thermostatic shower over enclosed by glass screen, tiled walls, low level flushing suite, pedestal wash hand basin with tiled splashbacks, radiator, vinyl flooring, extractor fan.

Outside:

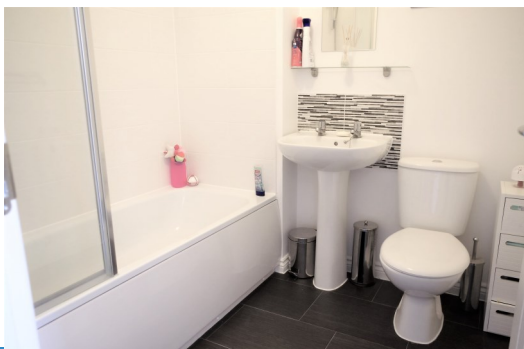
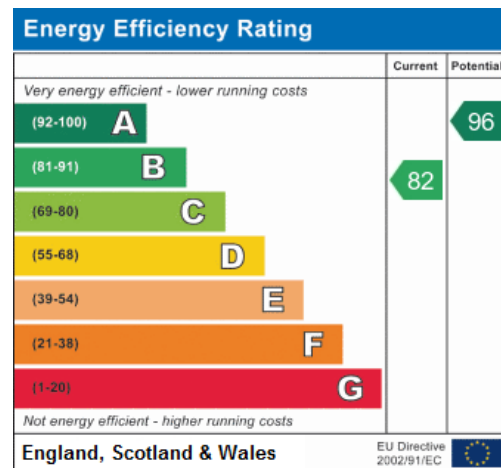
27' rear garden with paved patio and remaining garden laid to lawn with flower beds and enclosed by brick walls. Gate to driveway with outside tap and parking for 2 to 3 cars. Small front garden with flower borders.

Services:

It is understood from the landlord that all mains services are connected to the property. At the time of marketing the Council Tax is Band B.

Agent's Notes:

We are offering this property to rent on a minimum initial 6 months Assured Shorthold Tenancy. Please note that interested applicants will be required to pay a £100 holding fee on application to secure the property subject to references, this will be used as part of the first months' rent. One month's rental value for the deposit will be required prior to the start date which will be held by the Deposit Protection Service and returned to the tenant should the property be left in good order and all bills paid.



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.

