



Jubilee Avenue  
Stowmarket IP14 2DZ

£259,950 Freehold

**MaxwellBrown**

Independent Property Agents

A spacious well presented older style semi-detached house situated with the popular Combs Ford area of Stowmarket approximately 1 mile from the town centre and close to local amenities. Hall, 2 reception rooms, kitchen, 3 bedrooms, bathroom & separate WC.

The property has gas central heating, double glazing, large single garage and off road parking along with a mature rear garden extending to approx. 86' (26.2m) in length. This ideal family house is a must see. Call for an appointment.





# Jubilee Avenue, Stowmarket IP14 2DZ

Sealed unit double glazed door to:

**Entrance Hall:**

With stairs to first floor, stripped pine original door to:

**Lounge:**

With an attractive feature fireplace with an inset Dimplex log effect electric fire, plate shelf with a model rail track, central ceiling rose, TV aerial socket, sealed unit double glazed window to front, original stripped pine door to:

**Dining room:**

Radiator, vinyl wood effect flooring, TV aerial socket, sealed unit double glazed window to rear, part glazed pine door to:

**Kitchen:**

Fitted with a range of duck egg colour units, comprising resin inset sink unit with mixer tap, hard water tap, water softener (rented - can be taken over), plumbing for automatic washing machine, eye level units, integrated Hotpoint oven, hob and extractor hood, tiled splashbacks, large under stairs cupboard, wood effect vinyl flooring, sealed unit double glazed windows to front and rear, through to lobby with part glazed sealed unit double glazed door to rear.

**First floor landing:**

Cupboard housing Worcester Bosch gas fired boiler supplying central heating and hot water, central heating programmer, lagged hot water tank with immersion heater, access to loft via drop down ladder, loft is boarded and lit, second access to loft. Original stripped doors to:

**Separate WC:**

White corner basin and WC with concealed cistern, Dimplex panel radiator, sealed unit double glazed window to front.

**Bathroom:**

Well fitted with a white panelled bath, Mira thermostatic shower over, vanity unit housing wash basin with mixer tap and plunge plug, cupboard and drawer unit, tiled splashbacks, radiator, vinyl flooring, sealed unit double glazed window to rear.

**Bedroom 1:**

Cast iron feature fireplace, radiator, double pine doors to over stairs wardrobe with shelves, hanging space and cupboards over, alcove shelves, wall and pendant lights, picture rails, sealed unit double glazed window to front.

**Bedroom 2:**

Radiator, picture rails, sealed unit double glazed window to rear.

**Bedroom 3:**

Radiator, picture rails, sealed unit double glazed window overlooking rear garden.

**Outside:**

Concrete and paved driveway with parking for two cars leads to the single garage approx. 20' in length with up and over door and personal door to rear. The front garden is enclosed with Iron railings, shingled areas and side access to the rear garden which is approximately 86' deep with a paved patio, brick store and outside WC with wash basin and high level flushing suite, large lawned areas and summerhouse, flower borders and young trees. The gardens are mainly enclosed by close boarded fencing.

**Services:**

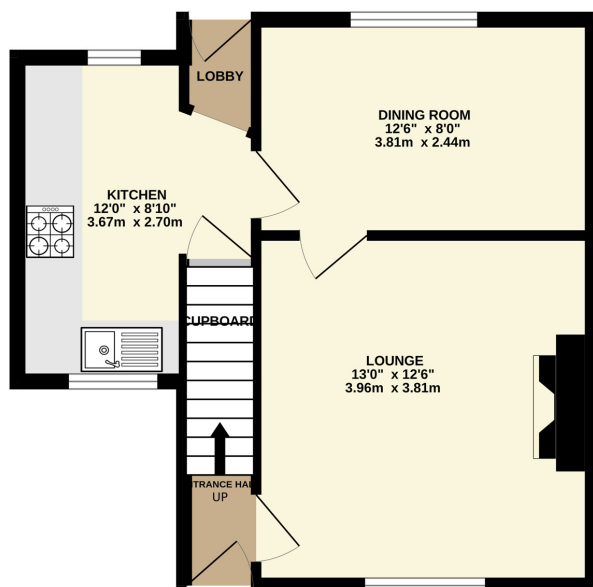
We understand from the vendors that all main services are connected to the property.

Council tax rate is B. Payable for 2023/24 is £1584.27

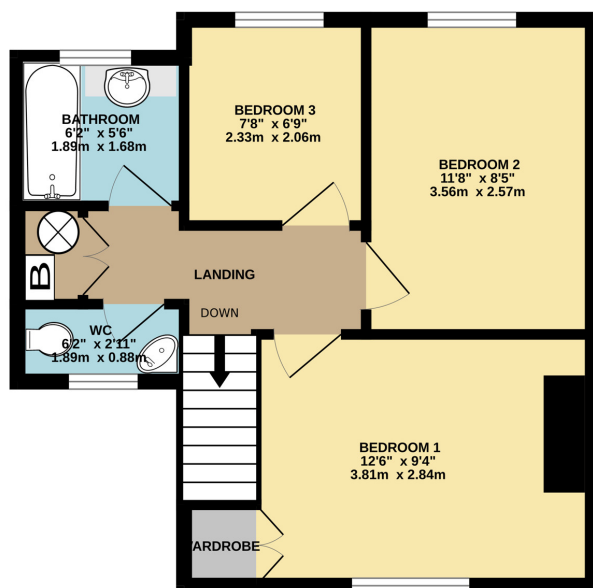
## AWAITING EPC



GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.

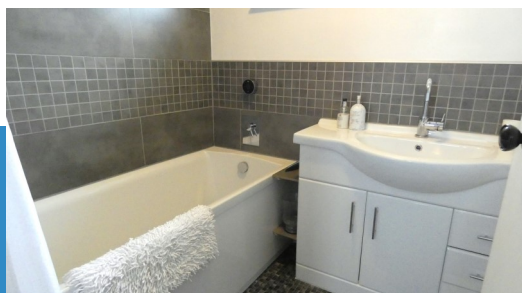
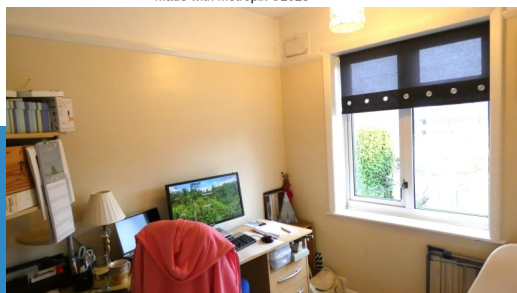


1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 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.  
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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.

