



104 Regent Street, Stowmarket,  
IP14 1RJ

£165,000 Freehold

**MaxwellBrown**

Independent Property Agents

A spacious Victorian end terrace house situated within a few minutes walking distance of the town centre and mainline railway station. Accommodation includes hall, lounge, cellar, dining room, kitchen, recently refitted bathroom, conservatory and three bedrooms. Further benefits include gas central heating double glazing and enclosed rear garden.



# Regent Street, Stowmarket, IP14 1RJ

Sealed unit double glazed door to:

**Entrance Hall:**

With stairs to first floor and radiator and door to:

**Lounge:**

Stripped pine floor, sealed unit double glazed window to front, coving, inset spotlights, television point, radiator staircase to cellar and door to:

**Dining Room:**

Sealed unit double glazed window to side, radiator, feature exposed brick wall, pine floor and door to:

**Kitchen:**

Fitted with range of cream fronted units with wood effect worktops, comprising insert 1<sup>1/2</sup> single drainer stainless steel sink unit with mixer tap, cupboards and space under, plumbing for automatic washing machine, further base units with cupboards under. Two double eye level units. Belling freestanding electric cooker. Sealed unit double glazed window and door to side. Door to:

**Lobby:**

Built in store cupboard and door to:

**Bathroom:**

Recently refitted white suite comprising of panelled bath, mixer tap, and thermostatic shower over, glazed side screen, low level flushing suite, wash basin with mixer tap and plunge plug, tiled splash back, ceramic tiled floor, coving, extractor fan, radiator, sealed unite double glazed window to side.

**Conservatory/store:**

French door to rear, Alpha combination boiler supplying heating and hot water system, window to side.

**Cellar:**

With power and light

**First floor landing:**

Doors to:

**Bedroom 1:**

Sealed unit double glazed window to front, access to loft, radiator, large built in wardrobe and over stairs storage space.

**Bedroom 2:**

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

**Bedroom 3:**

Stained pine floor, radiator, sealed unit double glazed window to rear.

**Outside:**

To side of property there is a gate and concrete path leading to a small enclosed courtyard garden, laid mainly to concrete and paving with raised shrub borders. Garden is enclosed by range of fencing and abuts the River Gipping and railway line beyond. There is a pedestrian right of way to neighbour to gain access to their garden.

**Services:**

It is understood from the Vendor that all mains services are connected to the property.

**Broadband speeds according to Ofcom**

Standard 17MBPS download

Super fast 66 Mbps Download

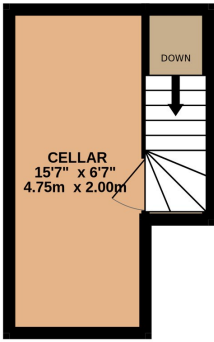
Ultra fast 1000 MBPS Download

Services available Openreach

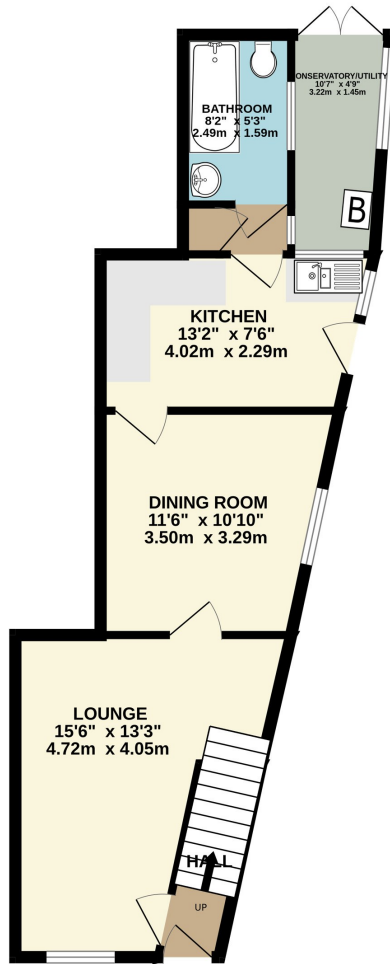
**Council Tax** Band A Mid Suffolk District Council



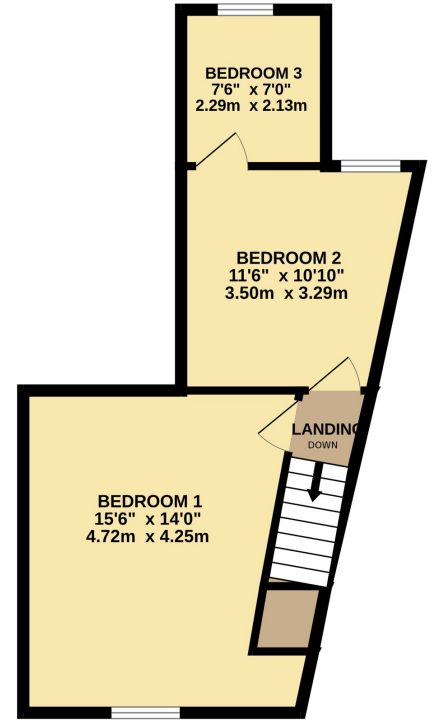
BASEMENT  
133 sq. ft. (12.3 sq.m.) approx.



GROUND FLOOR  
484 sq. ft. (45.0 sq.m.) approx.

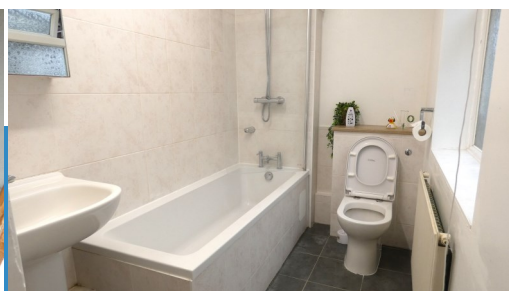
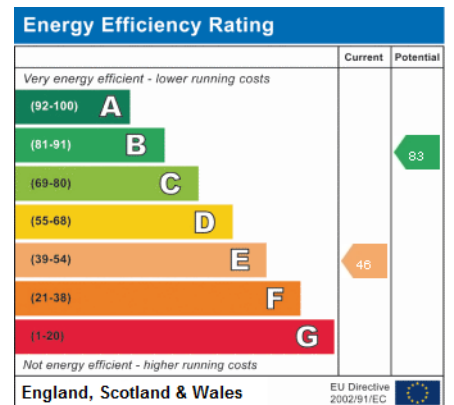


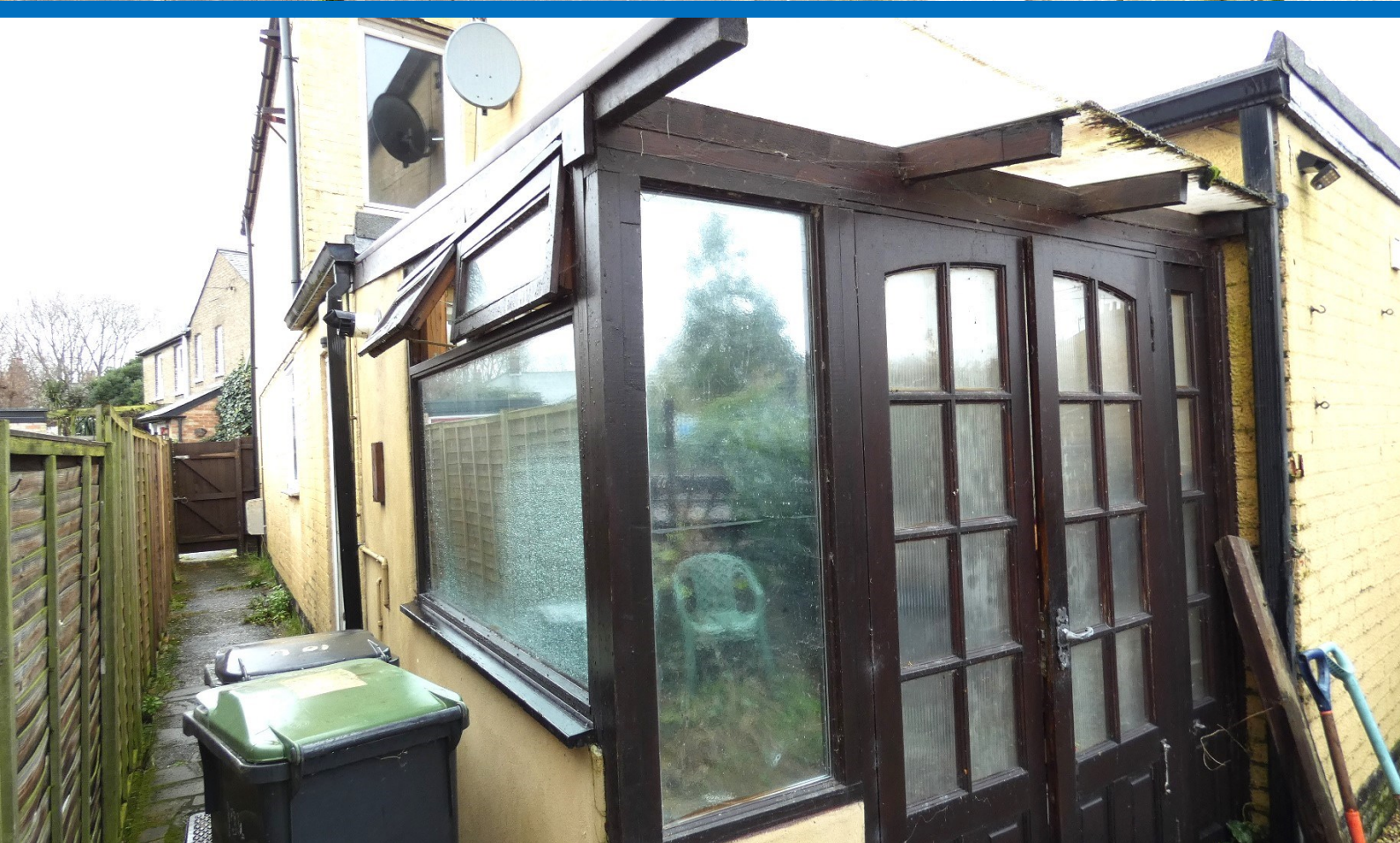
1ST FLOOR  
397 sq. ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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.

