



Takers Lane, Stowmarket
IP14 2AA
£1250 pcm

MaxwellBrown

Independent Property Agents

Situated within walking distance of the town centre and railway station, this well presented modern 3 bedroomed semi-detached house has Hall, cloakroom, Fitted kitchen, large lounge / diner, ensuite to bedroom 1 & family bathroom, rear garden & parking. The property also benefits from gas fired central heating and double glazing.



Part-glazed sealed unit double-glazed door to:

Entrance hall:

Stairs to first floor, smoke detector, radiator, door to:

Cloakroom:

Fitted with a white suite of low level WC, pedestal wash hand basin, vinyl flooring, coving, extractor fan, sealed unit double glazed window to side.

Kitchen:

With a range of cream fronted units with solid oak worktops, comprising sink unit with butler sink and mixer tap, cupboard under, space and plumbing for automatic washing machine, worktops with cupboards, drawers and space under, Zanussi oven, gas hob, extractor hood, eye level units, tall pantry unit, plumbing for slimline dishwasher and washing machine, tiled splashbacks, LED spotlighting, coving, radiator, ceramic tiled floor, CO monitor, Baxi gas boiler (new in 2020) serving hot water & central heating, sealed unit double glazed window to front.

Lounge:

Coved ceiling, Oak effect laminate flooring, TV point, 2 radiators, shelved under-stairs cupboard, further large cupboard, sealed unit double glazed windows to rear, door to rear garden.

First floor:

Smoke detector, Access to loft, airing cupboard housing lagged hot water tank, with immersion heater, Drayton central heating programmer, sealed unit double glazed window to side. Doors to:

Bathroom:

Fitted with a white suite of pedestal wash hand basin, low level WC, panelled bath with Triton T80 shower over, curtain & rail. 1/2 Travertine tiled walls, spotlighting, extractor fan, vinyl flooring, Hexagonal sealed unit double glazed window to front.

Bedroom 2:

With radiator, TV & Telephone points, coving, sealed unit double glazed window to front.

Bedroom 3:

With radiator, TV & Telephone points, coving, sealed unit double glazed window to front.

Bedroom 1:

With radiator, Sky TV point, coving, sealed unit double glazed window to rear, door to:

Ensuite:

Fitted with a white suite of low level WC, pedestal wash hand basin, Mira Shower in cubicle, with glass door, vinyl flooring, coving, 1/2 Travertine tiled walls, spotlighting, radiator, extractor fan.

Outside:

To the rear there are paved patio & slate chipping areas surrounded by close boarded fencing with a side gate to the front which is laid to block paving with parking for 2 cars.

Services:

We understand from the landlords that all mains services are connected to the property.

Council Tax Band C, payable to Mid Suffolk District Council

Broadband Speeds according to Ofcom:

Standard download 17 Mbps

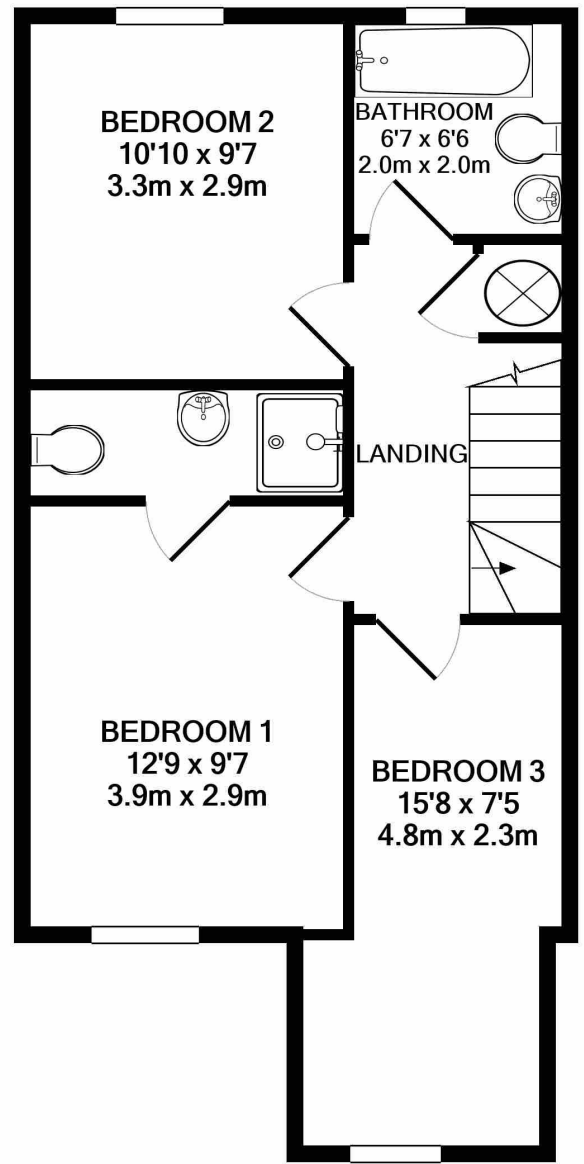
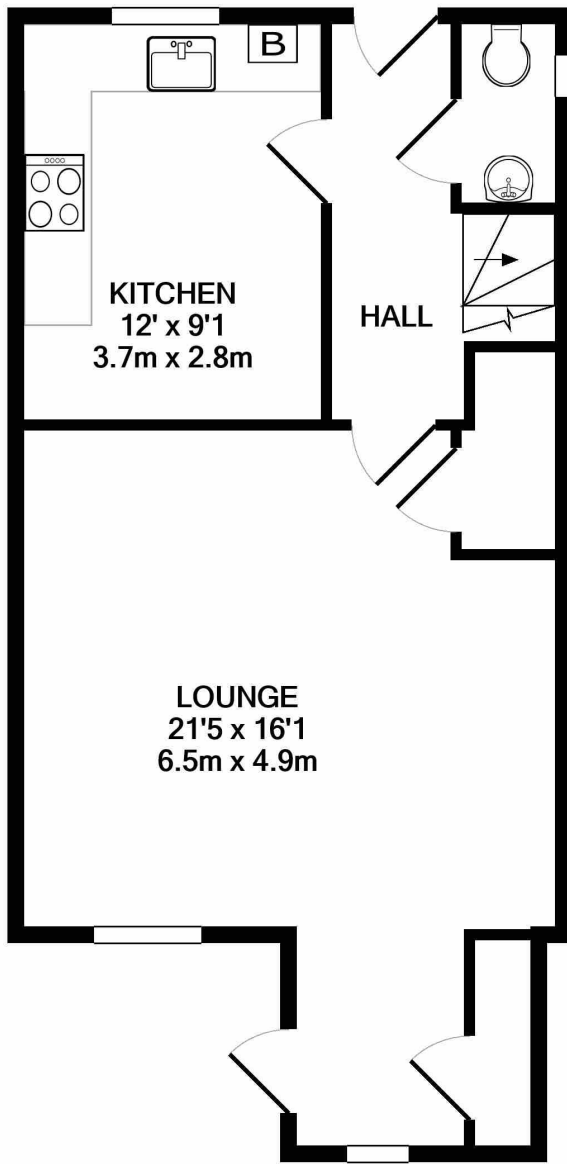
Superfast download 80 Mbps

Ultrafast download 1000 Mbps

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.



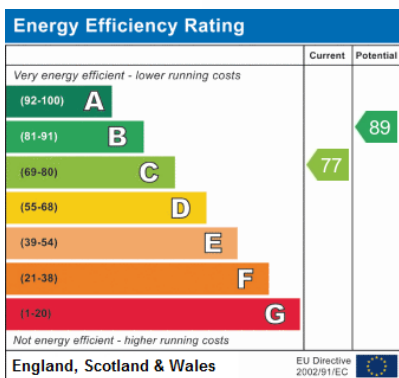


GROUND FLOOR
APPROX. FLOOR
AREA 481 SQ.FT.
(44.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 481 SQ.FT.
(44.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 962 SQ.FT. (89.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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,

