



Newton Road
Stowmarket IP14 5AE
£240,000 Freehold

MaxwellBrown

Independent Property Agents

This well presented Victorian semi-detached house, situated on the outskirts of Stowmarket, yet within walking distance of the mainline railway station and town centre, enjoys a rear garden extending to approximately 100', off road parking, double glazing, gas central heating, 2 reception rooms, 2 bathrooms, 2 double bedrooms and well fitted kitchen. The property also offers potential scope for extension. An early viewing is strongly recommended.



Newly fitted Composite door to:

Entrance Lobby:

Sealed unit double glazed window to side, part glazed door to:

Lounge:

Tiled open fire place, Sealed unit double glazed window to front, television point, radiator, television point, coved ceiling and door to;

Lobby:

Smoke detector, radiator, staircase to first floor and door to:

Dining Room:

Tiled fireplace, understairs cupboard with double glazed window. Coving and centre rose, double glazed window to rear, radiator and door to:

Kitchen/breakfast room:

Fitted with cream matt fronted units with wood grain effect worktops comprising 'L' shaped island unit with Frankee inset stainless steel sink unit with mixer tap, cupboards under further worksurface with built-in Lamona oven, hob and extractor hood, eye level units, 2 radiators, built-in pantry, vinyl tiled floor, plumbing for automatic washing machine and dishwasher, partially glazed roof, sealed unit double glazed windows to side and French doors leading to the garden. Door to:

Lobby:

Door to:

Bathroom:

Fitted with panelled bath, low level WC, pedestal wash basin, 1/2 tiled walls, radiator and electric downflow heater, sealed unit double glazed window to side, vinyl tiled floor.

First Floor, Landing:

Sealed unit double glazed window to side, coving, smoke detector and doors to:

Bedroom 2:

Sealed unit double glazed window to front, coving, radiator, built in over stair wardrobe.

Bedroom 1:

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

En-suite shower room:

Fitted with white suite comprising tiled double cubicle with glass screen and sliding door, thermostatic shower, vanity unit with wash basin, mixer tap, plunge plug and cupboards under, matching tall storage cupboard, low level WC, Worcester gas fired combination boiler supplying hot water and central heating, extractor fan, sealed unit double glazed window to side, radiator and vinyl tiled floor.

Outside:

The front garden is enclosed by brick pillars with wrought iron railing and gate. Concrete driveway to side allowing tandem parking for at least 2 cars. Double gates lead to the rear garden approximately 100' depth (30.5m) with large paved patio area, timber garden shed and lawns with meandering path. Mature fruit trees. The garden is enclosed by close board fencing to the sides and abuts a small stream to the rear.

Services:

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

Broadband availability:

Highest available download speed

Standard 16Mbps

Superfast 80 Mbps

Ultrafast 1100 Mbps

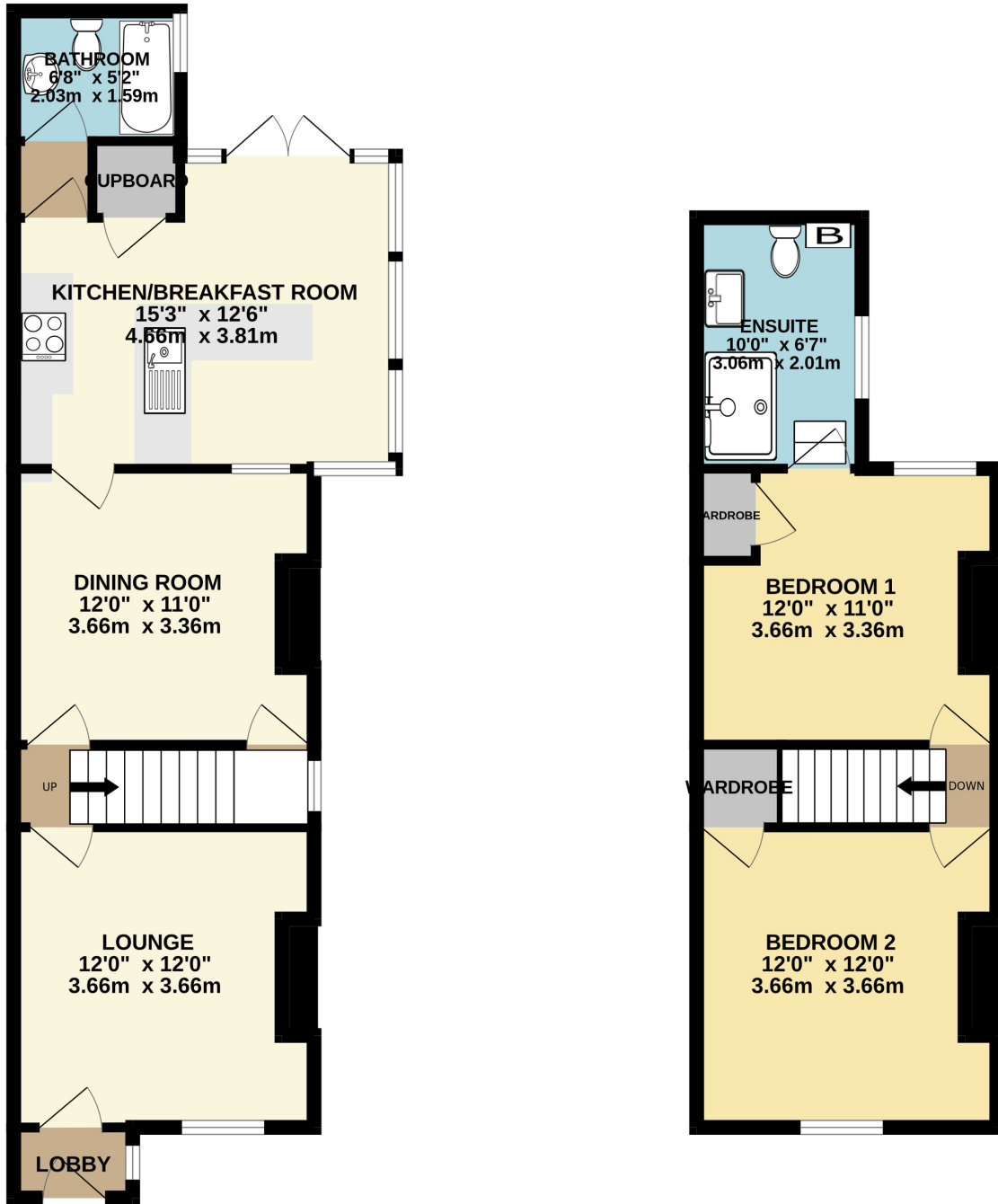
Networks available Trooli, Openreach, Lightspeed.

Council Tax: Band B . Mid Suffolk District Council

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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 ©2024





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.

