



Ipswich Road, Stowmarket

IP14 1BL

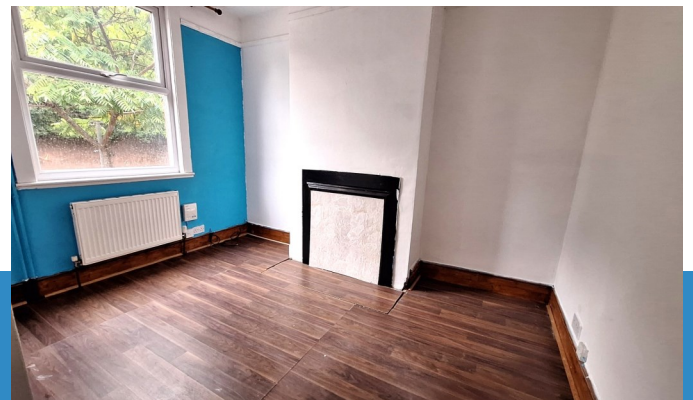
£950 pcm

MaxwellBrown

Independent Property Agents

To Let– Available mid November 2024

Situated within walking distance of the town centre and railway station, this well presented 2 bedroomed Victorian Mid-terrace house has Hall, Study/ Snug, lounge, fitted kitchen, dining room, 2 bedrooms, family bathroom, front & rear gardens. The property also benefits from gas fired central heating and double glazing.



Part-glazed sealed unit double-glazed door to:

Entrance hall:

Tile effect laminate floor, smoke detector, radiator, picture rail, arch to:

Study/Snug:

Closed feature fireplace, sealed unit double glazing, window to front, picture rail.

Living room

Sealed unit double glazed window to rear, radiator, staircase to first floor, tile effect flooring, door to

Kitchen:

The kitchen is currently undergoing a refit with new units, cooker and sink. Ceramic tiled floor, window to side and opening to:

Dining room:

Ceramic tiled floor, window to side and French doors to garden, radiator

First floor:

Smoke detector, Access to loft, Doors to:

Bedroom 1:

With radiator, sealed unit double glazed window to front. Built-in wardrobes to one wall with shelves and hanging space.

Bedroom 2.

With radiator, sealed unit double glazed window to rear. Wood effect laminate floor.

Bathroom:

Fitted with a white suite of pedestal wash hand basin, low level WC, New shower cubicle currently being fitted, extractor fan, Large wall mirror, sealed unit double glazed window to rear.

Outside:

There is a small front garden with path to the front door. To the rear is a long garden which has recently been cleared with concrete yard and steps leading to grassed areas surrounded by close boarded fencing. Rear pedestrian access to the road.

Services:

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

Council Tax Band B, payable to Mid Suffolk District Council

Broadband Speeds

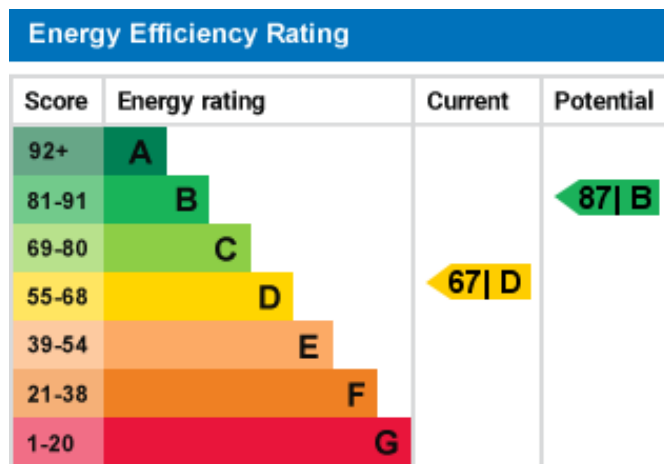
Maximum available download speeds

Standard	17 Mbps
Superfast	80 Mbps
Ultrafast	1000 Mbps

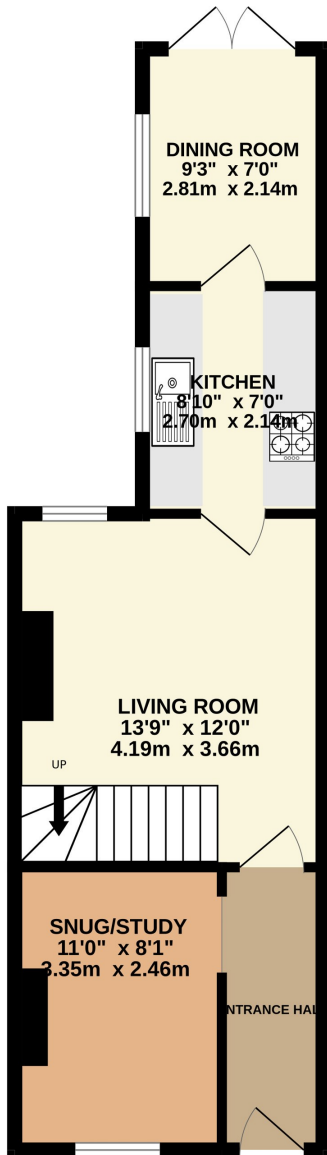
Information from Ofcom.org.uk

Agent's Notes:

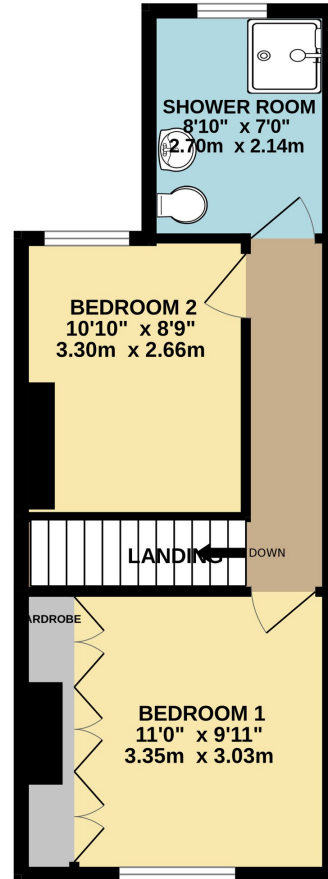
We are offering this property to rent on a minimum initial 6 months Assured Shorthold Tenancy. Please note that interested applicants will be required to pay a £100 holding fee on application to secure the property subject to references, this will be used as part of the first months' rent. One month's 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
415 sq.ft. (38.5 sq.m.) approx.

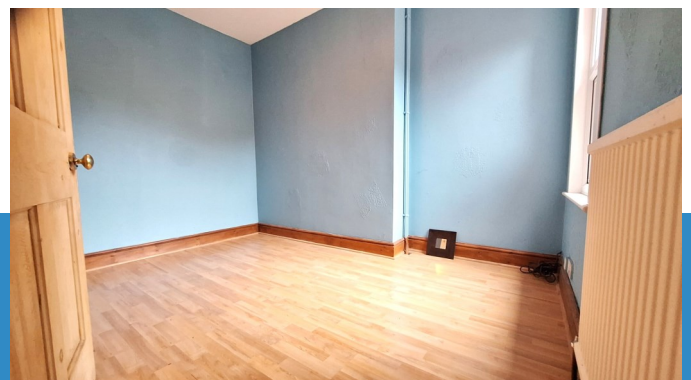


1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 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.

