



Regent Street Stowmarket

IP14 1RJ

£950 pcm

**MaxwellBrown**

Independent Property Agents

### To Let – Available Now

Situated within walking distance of the town centre and railway station, this well presented Victorian 2 bedroomed semi-detached house has sitting/dining room, fitted kitchen, 2 bedrooms, ground floor family bathroom, rear garden. The property also benefits from gas fired central heating and UPVC double glazing.



### Composite front door to:

#### Sitting/Dining Room:

L-shaped main reception room, open brick feature fireplace, two sealed unit double glazed windows to front aspect, two radiators, television point, internet point, exposed ceiling beams, doors to:

#### Inner Hallway:

Storage space under stairs, door to:

#### Bathroom:

Fitted with a four piece white suite comprising: large oval panelled bath with mixer tap, walk-in glass shower enclosure with thermostatic shower, vanity unit with oval wash hand basin and cupboard below, low level WC, two sealed unit double glazed windows to rear, tiled splash backs and flooring, heated towel rail.

#### Kitchen:

Fitted with a range of maple effect fronted units comprising 1 1/2 bowl inset sink unit with mixer tap, wall cupboards, stone effect worktops with cupboards, drawers and space under, Hoover washing machine (not maintained by landlord), built-in Lamona oven, AEG ceramic hob with glass splashback, extractor hood, radiator, oak effect laminate flooring, sealed unit double glazed window to rear, Potterton Promax gas fired combination boiler supplying hot water and central heating, door to stairs to the first floor, opening through to the rear lobby, sealed unit double glazed window and door to the rear garden, laminate flooring and space to store coats, etc.

#### First floor Landing:

Sealed unit double glazed window to rear, radiator, smoke detector, access to loft, doors to:

#### Bedroom 1:

With radiator, double aspect two sealed unit double glazed windows, Victorian cast iron feature fireplace.

#### Bedroom 2:

With radiator, sealed unit double glazed window to front, alcove shelving.

### Outside:

The rear garden is enclosed by close boarded fencing, with lawn, shingle and paved areas, with concrete patio. There is also a shed (16' x 8') with power and light connected. Pedestrian access across neighbouring property to the road.

### Services:

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

Council Tax Band A, payable to Mid Suffolk District Council

### Broadband Speeds

Maximum available download speeds

Standard	17 Mbps
Superfast	61 Mbps
Ultrafast	1100 Mbps

Information from Ofcom.org.uk

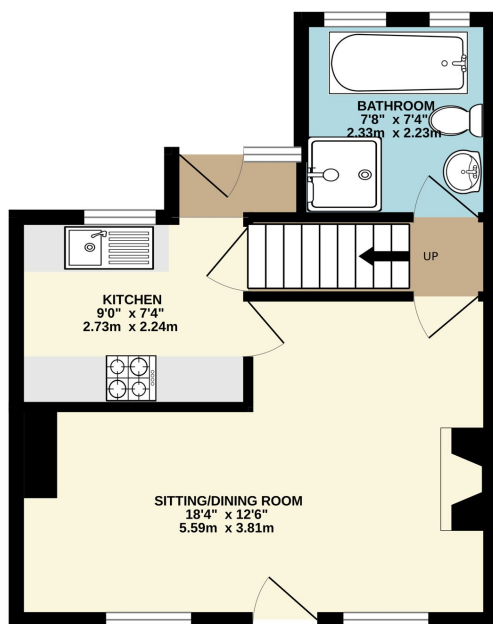
### Agent's Notes:

We are offering this property to rent on an 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.

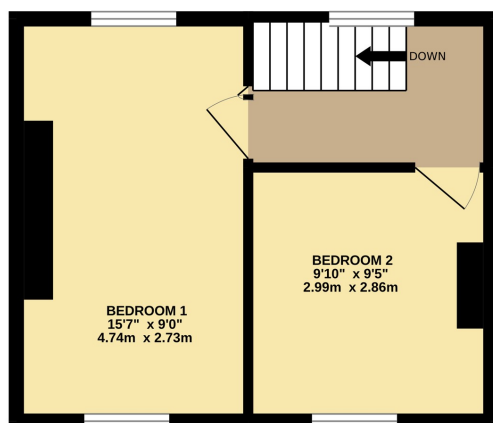
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR  
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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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