



Pear Tree Place, Great Finborough
Stowmarket IP14 3AQ

£1050 pcm

MaxwellBrown

Independent Property Agents

TO LET– available February 2025

Presented to a high standard and located to the end of a pleasant cul-de-sac this modern two bedroomed semi-detached house is situated in the village of Great Finborough, 4 miles from the centre of Stowmarket with a good range of local amenities, and mainline rail station with direct trains to London Liverpool Street. Accommodation includes: lounge, kitchen, cloakroom, two bedrooms and family bathroom. The property also benefits from front and rear gardens, oil central heating, double glazing and off road parking for two cars.



Sealed unit double glazed door to:

Entrance Hall:

With ceramic tiled floor, radiator, spotlighting, stairs to first floor, Danfoss thermostat, smoke detector. Doors to:

Cloakroom:

Fitted with a white low level WC, pedestal hand wash basin with mixer tap and plunge plug, tiled splashback, spotlighting, ceramic tiled floor and sealed unit double glazed window to front.

Kitchen:

Fitted with a range of wood grain effect units comprising 1 1/2 bowl inset stainless steel sink unit with mixer tap and a range of base and eye level units. Built-in Candy oven, hob and extractor hood, plumbing for automatic washing machine, tiled splashbacks, Warmflow oil-fired boiler supplying hot water and central heating system, ceramic tiled floor, inset spotlighting and sealed unit double glazed window to front.

Lounge:

Ceramic tiled floor, TV aerial point, understairs cupboard, 2 radiators, sealed unit double glazed window to side, French doors and side panels to rear garden.

First floor landing:

Access to loft, smoke detector, doors to:

Bedroom 1: (Front)

TV aerial point, telephone socket, radiator, sealed unit double glazed window to front and airing cupboard housing hot water storage tank.

Bedroom 2:

Sealed unit double glazed window to rear, TV aerial point, radiator.

Bathroom:

Fitted with a white suite comprising low level WC, pedestal hand wash basin with mixer tap and plunge plug, tiled splashbacks, spotlighting, panelled bath with shower mixer tap, curtain & rail over, heated towel rail, ceramic tiled flooring, sealed unit double glazed window to side.

Outside:

To the rear there is a paved patio area and lawn. The garden is enclosed by closed boarded fencing. Oil storage tank. Side access gate leads to the communal parking area. The property has one space within this area and another to the front of the house.

Services:

It is understood from the vendor that mains water, electricity and drainage are connected to the property.

Council tax: Band B. Mid Suffolk District council.

Broad band: Maximum available download speeds:

Standard 3 Mbps

Superfast 52 Mbps

Ultrafast 1800 Mbps

Available networks: Openreach.

Information from Ofcom.org.uk

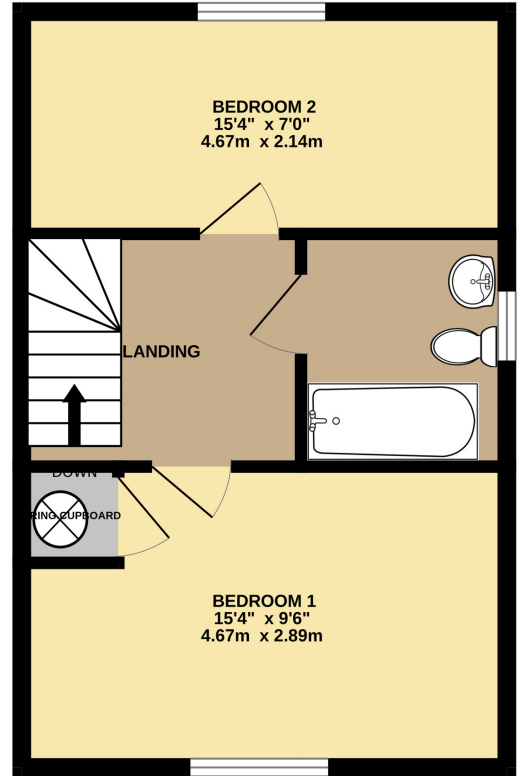
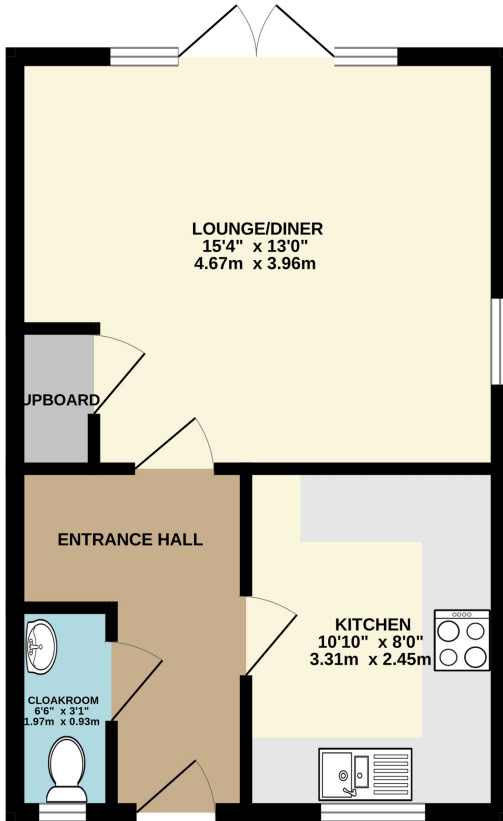
Agent's Note:

We are offering this property to rent on an initial 6 or 12 month 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.



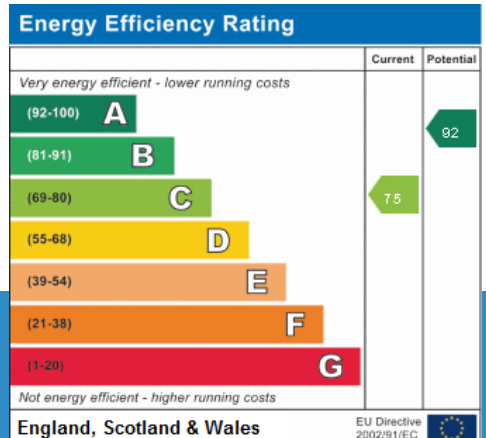
GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.9 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.

