



4, Ford View Road,
Stowmarket IP14 2BL

£239,000 Freehold

MaxwellBrown

Independent Property Agents

An older style semi-detached house situated in the popular Combs Ford area of the market town of Stowmarket with its good array of shops, local amenities and the mainline railway link between Norwich and London Liverpool Street. The property requires some modernisation and includes accommodation of hall, lounge, dining room, kitchen, wet room and cloakroom to the ground floor and 3 good sized bedrooms to the first floor, further benefits include double glazed window, gas central heating, large gardens, parking for several vehicles and a single garage.



Part-glazed sealed unit double glazed door to:

Entrance Hall:

Staircase to first floor, Honeywell thermostat, doors to:

Cloakroom:

Fitted with Geberit electric low level WC incorporating a bidet with remote control, vinyl flooring, radiator and sealed unit double glazed window to side.

Wet Room:

Vinyl sealed floor and drain with 3/4 tiled walls fitted, Mira Advance shower, washbasin, radiator, sealed unit double glazed window to side.

Lounge:

Double aspect sealed unit double glazed windows to rear and side, radiator, understairs cupboard with shelves, shelved recess, Baxi Brazallia gas fire with back boiler serving hot water and central heating, door to:-

Kitchen:

Meter cupboard, airing cupboard housing lagged hot water tank fitted with immersion heater. Shelved pantry, radiator, single drainer stainless steel sink unit with cupboards and drawers, tiled splashbacks. Worktop with space under, sealed unit double glazed window and door to rear, wooden storm porch and door to:

Dining room:

Sealed unit double glazed window to front, radiator. Door to Hall.

First floor landing:

Sealed unit double glazed window to side, cupboard housing water storage tank. Doors to:

Bedroom 1:

Sealed unit double glazed window to side, radiator.

Bedroom 3:

With single wardrobe and radiator. Sealed unit double glazed window to front.

Bedroom 2:

With radiator and sealed unit double glazed window to rear.

Outside:

Small front garden enclosed by close board fencing, concrete ramp giving wheelchair/easy access to the front door. Concrete strip driveway to side, large lawned side garden surrounded by hedging and close board fence, Summerhouse. Asbestos single garage . To the rear there is a brick store, paved and concrete patio areas, lawn area with close board fencing.

Council tax:

Band 'B' Mid Suffolk District Council

Broadband availability:

Highest available download speed:

Standard 16 Mbps

Superfast 46 Mbps

Ultrafast 1800 Mbps

Networks in area: Openreach

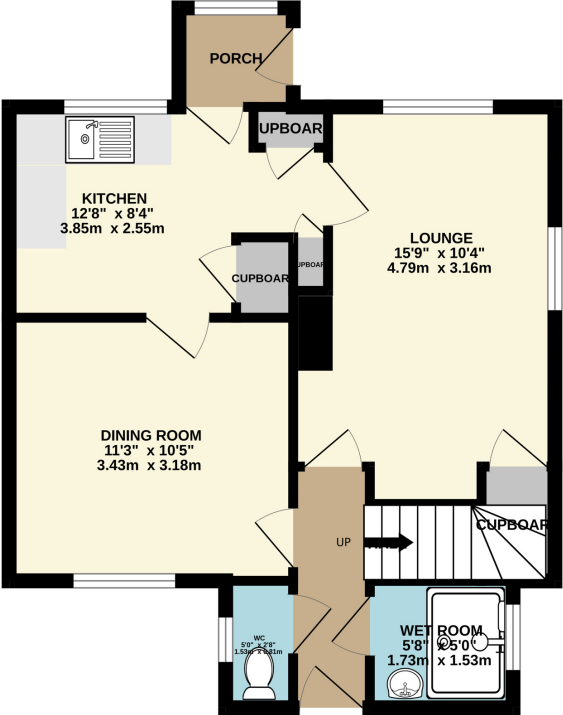
(information source ofcom.org.uk)

Services:

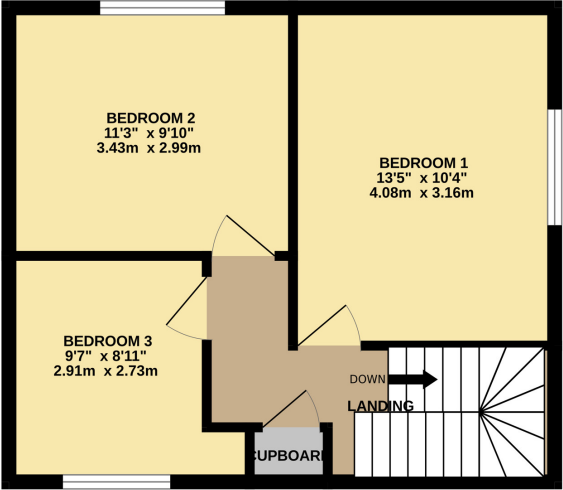
We understand from the vendors that all mains services are connected to the property.



GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





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.

