



£190,000  
1 Tylers Way, Stowmarket, IP14 2DS

This three bedroom end terraced home is situated centrally within the Combs Ford area and is offered with GAS RADIATOR CENTRAL HEATING, SEALED UNIT DOUBLE GLAZED WINDOWS, off road parking for two vehicles and the GARAGE HAS BEEN CONVERTED INTO A SECOND RECEPTION ROOM OR BEDROOM 4 if required. The property has GENEROUS GARDENS TO THE REAR and viewing is strictly through appointment with the above agents.

**The accommodation on offer is as follows:**

**ENTRANCE HALL:**

With glazed window to the front and glazed door leading to:

**KITCHEN:**

With oak style high and low level units, integrated oven, hob and hood, space for fridge freezer, plumbing for washing machine, radiator, tiled splash backs to work surfaces, gas boiler providing domestic hot water and central heating and door to:

**DINING ROOM/BEDROOM 4:**

With radiator, useful workspace and window to the front aspect.

**SITTING/DINING ROOM:**

A good sized room with living flame gas fire in York stone surround, radiator, French Doors to outside, window to the rear, TV and telephone point.

**ON THE FIRST FLOOR:**

**LANDING:**

With loft access.

**BEDROOM 1:**

With radiator, TV point and window to the front.

**BEDROOM 2:**

With radiator and window to the rear.

**BEDROOM 3:**

With radiator and window the rear.

**BATHROOM:**

With suite comprising low level WC, pedestal hand basin, P shaped panel bath with shower over, tiled splash backs, two windows to the front aspect and radiator.

**OUTSIDE:**

To the front of the property are good sized gardens with side access and two car parking spaces and well stocked flower beds. The rear gardens are fenced and hedged on all sides and incorporate an exceptionally good sized plot due to the end terrace and corner plot location, with side decking area, further patio, lawns, well stocked side flower and shrub borders. Viewings are strictly through appointment with the above agents.

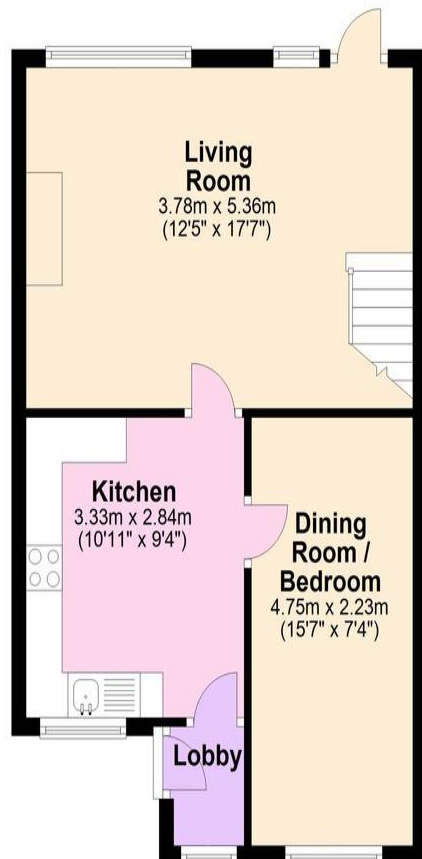
**DIRECTIONS:**

**Head north towards Tavern St/B1115, turn right at the 1st cross street onto Station Rd W/B1115, turn right onto Gipping Way/A1308. Turn right onto Hollingsworth Rd, at the roundabout take the 1st exit onto Ipswich Rd. At the roundabout take the 2nd exit onto Needham Rd, at the roundabout take the 2nd exit onto Combs Lane, turn left into Edgecomb Road, turn left onto Tylers Way where the property will be found on the right.**

## FLOORPLANS

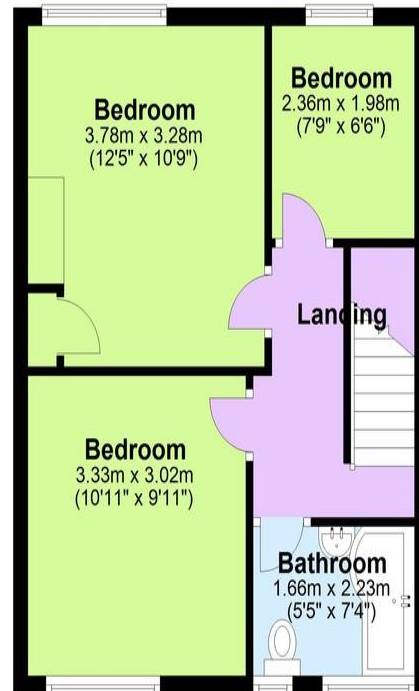
### Ground Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



### First Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



Total area: approx. 81.3 sq. metres (874.8 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

**ALL MEASUREMENTS ARE APPROXIMATE**



# PHOTOGRAPHS

