



Offers In Excess Of £200,000
18 Edinburgh Close, Stowmarket, IP14 5AR

This FOUR BEDROOM END TERRACED family home is situated centrally within close proximity of Stowmarket Town Centre and the railway station itself giving fast rail links to larger towns such as Ipswich and London Liverpool Street. The property has GAS RADIATOR CENTRAL HEATING, SEALED UNIT DOUBLE GLAZED WINDOWS, single GARAGE and OFF ROAD PARKING and is situated on a CORNER PLOT LOCATION. The property is sold with VACANT POSSESSION AND NO UPWARD CHAIN and viewings are strictly through appointment with the above agents.

The accommodation on offer is as follows:

ENTRANCE HALL:

With radiator and door leading to:

SITTING ROOM/DINING ROOM:

With two radiators, picture window to the front aspect, large patio doors to the rear, TV point, telephone point, cupboard under the stairs, thermostat for central heating, stairs to first floor and door to:

KITCHEN:

With a range of beech style high and low level units, gas combi boiler providing domestic hot water and central heating, plumbing for washing machine, cooker point, tiled splash backs, space for fridge and freezer, radiator, tiled splash backs and window to the rear.

ON THE FIRST FLOOR:

LANDING:

With loft access, single fitted cupboard which was formally the shelved airing cupboard.

MASTER BEDROOM:

With radiator, double aspect windows to front and side and telephone point.

BEDROOM 2:

With radiator, window to rear and double fitted wardrobe.

BEDROOM 3:

With radiator, window to front aspect.

BEDROOM 4:

With radiator and window to the side.

WC:

With low level WC, radiator and window to the rear.

BATHROOM:

With suite comprising pedestal hand basin, panel bath with mixer tap and shower attachments, extensively tiled walls, window to rear, radiator and shaver point.

OUTSIDE:

Due to having a corner plot position the property does have an exceptionally good sized garden, the front gardens are laid mainly to lawns with side hedging, there is a driveway providing off road parking and leading to single garage with up and over door, power and light connected and further side garden with pathway giving access to the rear. The side garden is paved with a few shrubs and gate giving access to the rear garden. This is of an exceptional size due to the location with concrete patio, lawns, some side flower and shrub borders, fenced and hedged as shown on the photographs.

FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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

