



Rock Estates



Bridge Street

Stowmarket, IP14 1BS

Guide price £230,000



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Occupying an enviable position, this extended, end of terrace property has a lot to offer! Situated in the popular town of Stowmarket and within walking distance of local amenities and travel links, the property would make a fantastic first time purchase or addition to a growing rental portfolio.

The property offers a handy porch for shoes and coats and leads to the spacious living room with a cosy wood burning stove, the family bathroom is on the ground floor and has been recently modernised with electric shower and modern fittings. To the rear of the property is the large kitchen/diner with sleek handle-less cupboards and drawers and space for appliances. The kitchen/diner opens to the south west facing rear garden and benefits from an abundance of natural light with its large patio doors and vellum window. To the first floor are two good sized bedrooms with one benefiting from multiple built in storage cupboards.

The rear garden is predominantly laid to lawn with a patio area perfect for enjoying the afternoon sun. The garden offers a wooden storage shed, and is enclosed with wooden fencing. In addition there is an outside tap and light and a gate to the side gives access to the front of the property.

There is off road parking to the front of the property for one vehicle on the cobbled driveway.





Porch

Part double glazed entrance door. Double glazed window to side. Door to:

Living Room

20'11" x 12'3" (6.40 x 3.75)

Double glazed window to front. Wood burning Stove. Stairs leading to first floor. Under stairs storage cupboard, housing the gas boiler. Two radiators.

Ground Floor Bathroom

7'8" x 6'7" (2.36 x 2.01)

Low level W.C. L shaped bath with glass screen and electric overhead shower. Pedestal hand wash basin. Fully tiled walls. LVT flooring. Radiator.



Kitchen/ Diner

29'6" x 9'11" (9.00 x 3.04)

Double glazed patio doors opening to the rear garden. Velux window. Range of wall and floor mounted units and drawers. Integrated oven and induction hob with extractor hood above. Space and plumbing for dishwasher and washing machine. LVT oak effect flooring. Spotlights. Radiator.

Landing

Doors to:

Bedroom One

12'8" x 11'5" (3.88 x 3.50)

Double glazed window to front. Fireplace. Picture rail. Radiator.



Bedroom Two

9'4" x 9'0" (2.87 x 2.76)

Double glazed window to rear. Built in cupboard currently used as a wardrobe with an additional cupboard housing the water tank. Loft hatch. Radiator

Rear Garden

The rear garden is predominantly laid to lawn with a patio area perfect for enjoying the afternoon sun. The garden offers a wooden storage shed, and is enclosed with wooden fencing. In addition there is an outside tap and light and a gate to the side gives access to the front of the property.

Parking

Block paved driveway providing off road parking for one car to the front of the property.

Agents Note:

Please note there is a deed of access for the neighbouring property across the rear garden. This is predominantly used for bins or rear access with bikes etc.



The floor plan consists of two parts: a Ground Floor on the left and a First Floor on the right. The Ground Floor includes a Porch at the bottom entrance, leading into a Living Room. Above the living room is a Bathroom containing a bathtub, toilet, and sink. At the top of the ground floor is the Kitchen/Diner area, equipped with a stove, oven, and refrigerator. A staircase labeled 'UP' connects the living room to the first floor. The First Floor features a Landing area that provides access to two bedrooms: Bedroom 1, which has a built-in wardrobe, and Bedroom 2, which also includes a wardrobe. The entire plan is set against a background featuring a large, stylized letter 'R'.

GROUND FLOOR

FIRST FLOOR

KITCHEN/DINER

BATHROOM

LIVING ROOM

PORCH

CLOSET

BEDROOM 2

LANDING

BEDROOM 1

WARDROBE

WARDROBE

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Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92+plus) A			(B2 plus) A
(81-91) B			(B1-91) B
(69-80) C			(B9-80) C
(55-68) D			(B5-68) D
(39-54) E			(B3-54) E
(21-38) F			(B1-38) F
(1-20) G			(B1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales EU Directive 2002/91/EC	Current 44	Potential 86	England & Wales EU Directive 2002/91/EC