

property details **approval form**

Cobblers, Bildeston Road, Combs, Stowmarket, Suffolk, England, IP14 2JT

Date: 06 April 2024

Property Ref and Version: SMK101677 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£280,000

Tenure: Freehold

>> **key features**

- > Three bedrooms
- > Double glazed & central heated
- > Front and rear gardens
- > Allocated parking to rear
- > Fitted kitchen
- > Good sized living room
- > Popular village location
- > EPC Rating: Awaited

>> **short description**

This three bedroom semi boasts modern accomodation throughout, a good sized enclosed garden, two allocated parking spaces and is situated on an elavated position in the lovely village of combs. Call now to book your viewing!

>> **long description**

This three bedroom semi-detached house is nestled in the serene neighbourhood of Combs, near Stowmarket. Boasting two allocated parking spaces, this property ensures convenience for residents. The enclosed garden offers a private oasis perfect for relaxation or entertaining guests. With contemporary features and a prime location, this home provides the ideal blend of comfort and style for those seeking a tranquil yet connected lifestyle. Don't miss the opportunity to make this property your own!

>> **directions**

Your William H Brown office: 10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE

T 01449 614459 **E** stowmarket@williamhbrown.co.uk

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>> **room description**

Accommodation

Entrance Hall

The property is entered via a part glazed front door into the entrance hall with window to front, stairs leading to the first floor, coved ceiling, dado rail, radiator and carpeted flooring.

Kitchen

11' 8" x 7' 9" (3.56m x 2.36m)

Window to front, fitted with a range of wall and base units with wooden work tops over incorporating a stainless steel sink, drainer and mixer tap, electric oven with hob and extractor over, spaces for fridge freezer, washing machine and tumble dryer, coved ceiling, part tiled walls, radiator and wooden flooring.

Living Room

14' 3" x 13' 2" (4.34m x 4.01m)

Window to side, patio doors to the rear garden, TV point, coved ceiling, radiator and carpeted flooring.

First Floor Landing

Access to loft, airing cupboard, coved ceiling, dado rail and carpeted flooring.

Bedroom One

10' 8" x 8' 6" (3.25m x 2.59m)

Window to front, built in cupboard, coved ceiling, TV point, radiator and carpeted flooring.

Bedroom Two

11' 2" x 8' 6" (3.40m x 2.59m)

Window to rear, coved ceiling, radiator and carpeted flooring.

Bedroom Three

8' x 5' 9" (2.44m x 1.75m)

Window to rear, coved ceiling, radiator and carpeted flooring.

Bathroom

Frosted window to side, fitted with a suite comprising a panelled bath with mixer shower spray attachment, a pedestal wash hand basin and a low level W.C, coved ceiling, extractor fan, part tiled walls, radiator and vinyl flooring.

Outside

Rear Garden

Fence enclosed with rear access gate, patio and lawn areas with raised beds and two timber sheds.

Front Garden

Path to front door and side access gate, shingle and planting beds.

Parking

There are two allocated spaces to the rear of the property with enough space for an additional car if required.

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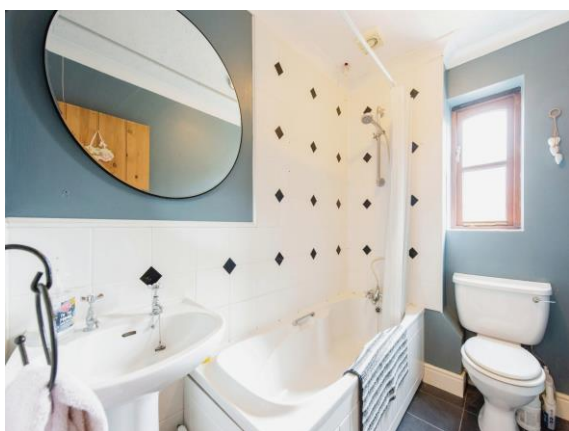
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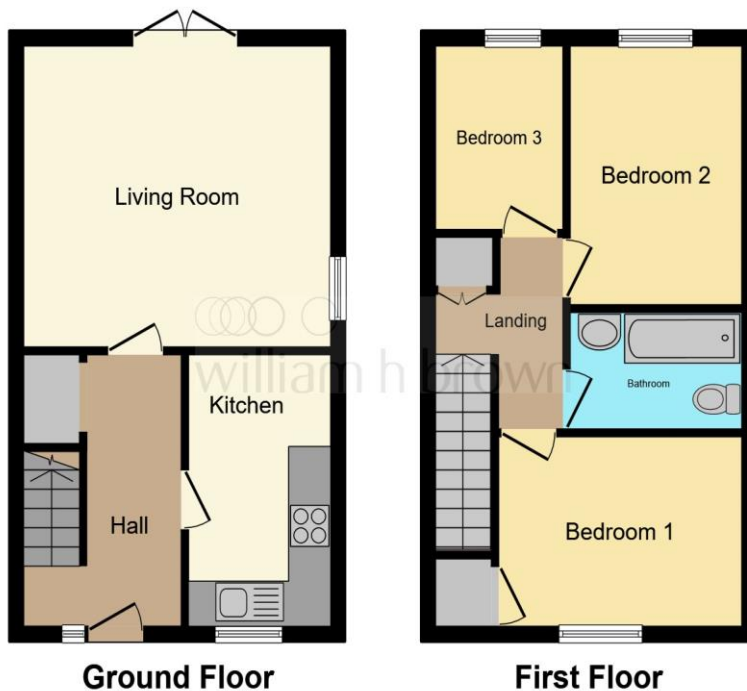
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Jason Hydes		
Mr S. Watson		

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