



# Cardinalls Road, Stowmarket IP14 5AA



# welcome to

## **Cardinalls Road, Stowmarket**

This charming Victorian terrace house is located within the heart of Stowmarket and benefits include three bedrooms, two reception rooms and a good sized garden.













#### Accommodaton Living Room

22' 4" x 11' 2" ( 6.81m x 3.40m ) Part glazed front door, window to front and side, stairs to first floor, coved ceiling, wall lights, three radiators, tv point and carpet.

#### Kitchen

5' 10" x 9' 6" ( 1.78m x 2.90m ) Window to side, wall and base units with roll top work surfaces, single sink with drainer and mixer tap, space for appliances, coved ceiling, part tiled walls and vinyl flooring.

#### Lobby

Part glazed door to rear garden, coved ceiling and vinyl flooring.

#### Bathroom

Frosted window to rear, panelled bath with shower over and screen, pedestal hand washbasin with mixer tap, low level wc, part tiled walls, and radiator.

#### **First Floor Landing**

Access to loft, window to side, airing cupboard and carpet.

#### **Bedroom One**

12' 5" max x 11' 9" max ( 3.78m max x 3.58m max ) Window to front, coved ceiling, dado rail, radiator and carpet.

#### **Bedroom Two**

13' 1" x 5' 11" (  $3.99m\ x$  1.80m ) Window to rear, coved ceiling, radiator and carpet.

#### **Bedroom Three**

7' 7" max x 10' 3" max ( 2.31m max x 3.12m max ) Window to rear, radiator and carpet.





### welcome to

## **Cardinalls Road, Stowmarket**

- Three Bedrooms
- Fitted Kitchen
- Enclosed Rear Garden
- Walking Distance From Town
- Close To Public Transport

Tenure: Freehold EPC Rating: D Council Tax Band: A

# £160,000





#### view this property online williamhbrown.co.uk/Property/SMK104380



Property Ref: SMK104380 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

# Map data ©2025 Please note the marker reflects the postcode not the actual property

Kingdom Hall of Jehovah's Witnesses





01449 614459

River Gip



stowmarket@williamhbrown.co.uk



10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE



williamhbrown.co.uk