









# welcome to

# **Windermere Road, Stowmarket**

This semi-detached house in Stowmarket, with no onward chain, is near shops and a recreational ground. It features a large lounge/diner, lean-to garden room, kitchen, utility room, 3 bedrooms, bathroom, enclosed garden, garage & parking. Ideal for investors or those looking to personalize their home













#### **Entrance Porch**

Part glazed front door, stairs to first floor, under stairs cupboard, radiator and carpeted flooring.

### Lounge / Diner

10' 5" max x 25' 7" max ( 3.17m max x 7.80m max ) Window to front, french doors to rear, coved ceiling, TV point, two radiator, fireplace and carpeted flooring.

#### Kitchen

7' 5" x 8' 9" ( 2.26m x 2.67m )

Window to side, glazed door to side, wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, electric oven with hob and extractor, part tiled walls and ceramic tiled flooring.

## Utility

5' 3" x 5' 11" ( 1.60m x 1.80m )

Window to side, wall and base units with roll top work surfaces, space for appliances, radiator, part tiled flooring and ceramic tiled flooring.

#### **Lean To**

Window to two sides and door to rear garden.

### Landing

Window to side and carpeted flooring.

#### **Bedroom One**

10' 6" max x 12' 1" max ( 3.20m max x 3.68m max ) Window to front, radiator and carpeted flooring.

#### **Bedroom Two**

10' 6" max x 12' 1" max ( 3.20m max x 3.68m max ) Window to rear, built in cupboard, radiator and carpeted flooring.

#### **Bedroom Three**

7' 4" max x 12' 1" ( 2.24m max x 3.68m ) Window to front, radiator and carpeted flooring.

#### **Bathroom**

Frosted window to rear, paneled bath with shower over and screen, low level W.C, pedestal hand wash basin, coved ceiling, part tiled walls, extractor fan, heated towel rail and ceramic tiled flooring.

### **Detached Garage**

Swinging doors and driveway for multiple cars to front.

#### Rear Garden

Fence enclosed, patio and lawn.

#### **Front Garden**

Wall and fence enclosed.





### welcome to

# Windermere Road, Stowmarket

- Semi Detached House
- Three Bedrooms
- Spacious Lounge Diner
- Kitchen & Utility
- Enclosed Garden

Tenure: Freehold EPC Rating: Awaited

£264,995









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/SMK104191



Property Ref: SMK104191 - 0002 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.





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