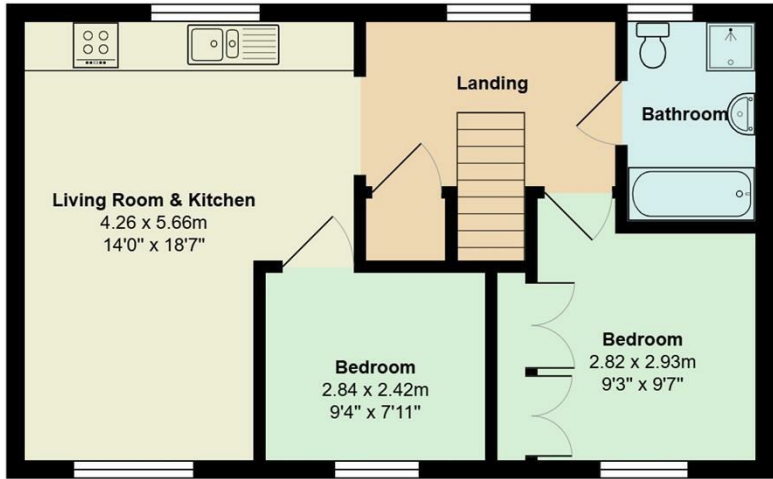
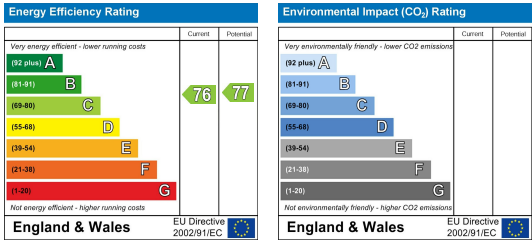




Total Area: 53.5 m² ... 576 ft²

All measurements are approximate and for display purposes only



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and 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 a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



2 Yellowhammer Close, Stowmarket IP14 £195,000

5WF

A SPACIOUS TWO bedroom coach house enjoying its OWN REAR GARDEN situated on the popular Cedars Park Development in Stowmarket. Presented in good decorative order throughout and benefits from a GARAGE ample OFF ROAD PARKING, with the accommodation offering OPEN PLAN living space, 2 bedrooms, bathroom, gas central heating and double glazed windows. FREEHOLD.



2 Yellowhammer Close, Stowmarket, IP14 5WF

Stowmarket

Stowmarket is a market town situated in Suffolk close to the A14 trunk road between Bury St Edmunds to the west and Ipswich to the southeast. Needham Market is just under 4 milers away. Stowmarket town is on the main railway line between London and Norwich, and lies on the River Gipping.

Double glazed door

ENTRANCE HALL:

Space for coats and shoes, stairs to 1st floor

OPEN PLAN LANDING SPACE 1st FLOOR:

Useful space (currently has a desk for home office), double glazed window to rear, airing cupboard with immersion tank, doors off, opens to kitchen

OPEN PLAN LOUNGE/KITCHEN: 18 5' x 14 narrowing to 9 7' (5.49m 1.52m x 4.27m narrowing to 2.74m 2.13m)

Double glazed window to front, radiator, flows through to landing giving extra space, radiator, opens to kitchen.

KITCHEN:

Fitted with wall and base units, drawers, tiled splash backs, worktops, gas hob and electric oven with extractor over, integrated fridge/freezer, space for appliances, sink and drainer.

BEDROOM 1: 9 4' x 9 2' (2.74m 1.22m x 2.74m 0.61m)

Double glazed window to front, built in wardrobes and a radiator.

BEDROOM 2: 9'3 x 8 (2.82m x 2.44m)

Double glazed window to front and a radiator.

BATHROOM:

Double glazed window to rear. Bath with a mixer shower tap, separate shower unit, hand wash basin, W.C, tiled floor, extractor and a radiator.

OUTSIDE:

To the front is a driveway providing an off road parking space with access to an up and over door to garage which leads to the rear garden. Useful storage cupboard in garage. Room for 3 parking spaces in total.

The rear garden is mainly shingle with a hard standing parking space and fence surround.

