



Creting Road East, Stowmarket  
£220,000

## Creting Road East

Nestled in the charming county of Suffolk, this exceptionally presented two-bedroom terraced house is an ideal haven for first-time buyers, savvy investors, and those looking to downsize without compromising on comfort or convenience.

Step inside to discover a cosy and inviting lounge/diner that promises to be the heart of the home, where memories are waiting to be made. The property boasts two generously proportioned double bedrooms, ensuring ample personal space for all. The four-piece bathroom suite adds a touch of luxury and is complemented by the practicality of a downstairs W.C., blending functionality with elegance.

The low-maintenance rear garden offers a tranquil retreat for outdoor relaxation and entertainment, while the inclusion of two designated parking spaces provides a hassle-free solution to your vehicular needs.

For the commuter, the home is fantastically positioned for easy access to the A14 and Stowmarket Train Station, with mainline access to London, Norwich, and Cambridge, ensuring your travel options are as flexible as your lifestyle demands.

Enjoy the benefits of urban living with a leisurely walk to the town centre, all while being nestled in the catchment area for the esteemed Stowupland High School. This property is a splendid blend of peaceful living and convenience, an opportunity not to be missed.





## LOCATION

A historic and bustling market town. Stowmarket is located in Suffolk, England, with fantastic access to Bury St Edmunds to the west and Ipswich to the southeast. The town lies on the River Gipping and the town offers many amenities including local businesses, schools, leisure centre, cinema, restaurants and a number of major supermarkets.

Stowmarket has good transport links with mainline train services into Bury St Edmunds, Ipswich, London Liverpool Street Station and Cambridge. A bi-weekly market is held alongside a range of community events which are held throughout the year including but not limited to the Food and Drink Festival and Bonfire Night.

The nearby towns of Bury St Edmunds and Ipswich provide further amenities, recreational and cultural facilities and a range of individual high street stores.

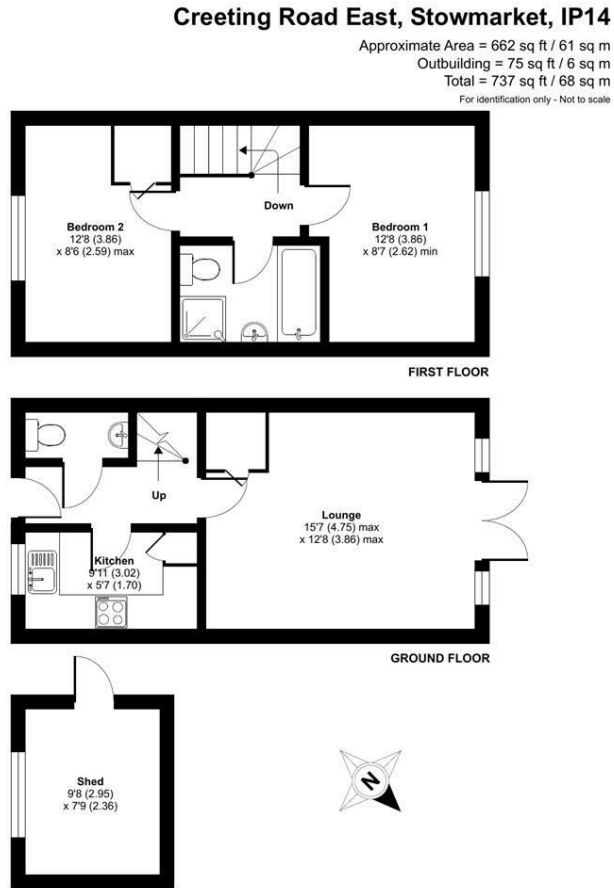
## Agents Notes:

Tenure - Freehold  
Council tax - Band B  
Services - gas/mains drainage/water  
Heating - Radiators via gas  
Mobile - All providers available  
Broadband - Ultrafast is available  
PLEASE NOTE: A maintenance charge of £130.51 is payable per annum

- TWO DOUBLE BEDROOMS
- EXCEPTIONALLY PRESENTED
- GENEROUS LOUNGE/DINER
- PARKING FOR TWO VEHICLES
- LOW MAINTENANCE REAR GARDEN
- EXCEPTIONALLY POSITIONED FOR THE A14
- WALKING DISTANCE TO STOWMARKET TRAIN STATION



## Floor Plan



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. ©vinchcom 2022. Produced for Chamberlain Phillips. REF: 1189750.

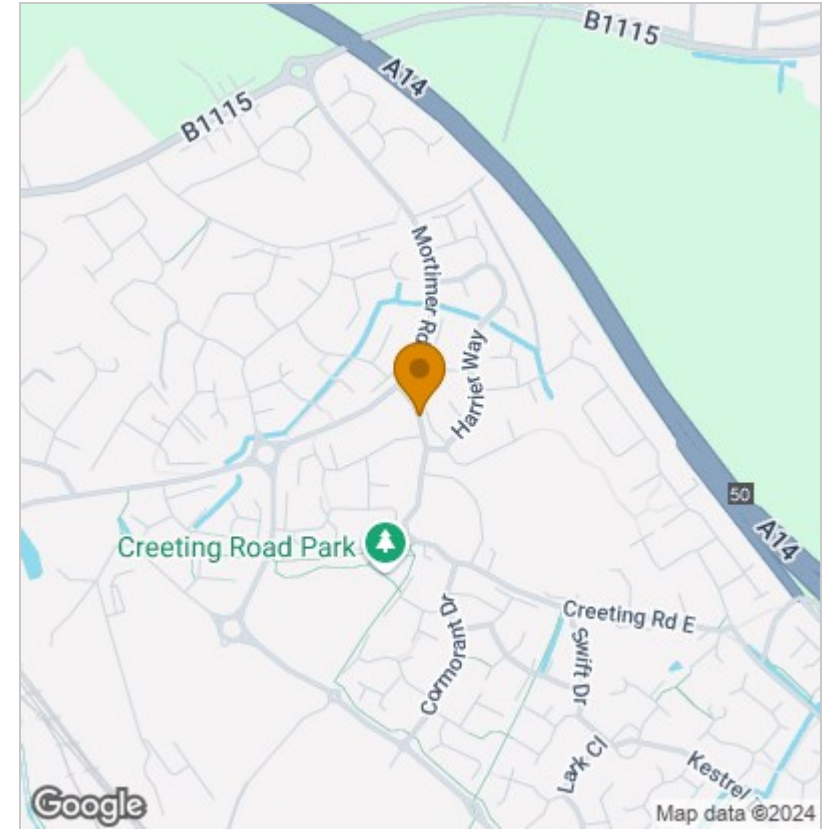
## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

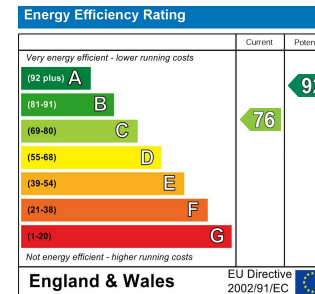
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ  
 Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

## Area Map



## Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold