

oakheart



£425,000

Price Guide
Station Road West, Stowmarket

Botesdale (B1113)
↑ Station
← Bury St Eas
A1308 (A14)
All other routes →

GUIDE PRICE £425,000 TO £450,000. An impressive and dominant three storey Town Centre, town house offered for sale with a grand floor plan of over 3400 sft of living accommodation in addition to gated off road parking and a considerable basement with four rooms that are ripe for conversion for a variety of uses! (stpp)

This impressive and grand family residence occupies a sizeable footprint in central Stowmarket, It is steeped in historical relevance and has a wealth of previous stories. Most notably, the property was a Brewery in the 1800's that made considerable use of the four basement rooms as beer, wine and spirit storage. Currently these

four rooms are as useful as a garage for the current Vendors, however they may be ideal for conversion to introduce further usable living space such as; Play rooms, guest suites, an independent basement flat, home office, studio, library or home gym. Currently the basement is accessed from the back garden but there is space in a disused corridor in the house that would be perfect for the introduction of an internal staircase if required.

The property is a moment walk from the mainline train station to London and is amongst a wealth of key amenities in Stowmarket. At the front it overlooks the Church providing a pleasant outlook, whilst

to the rear it has off road parking in a gate driveway for up to four cars. The garden is a typical town centre outside space, it is low maintenance and somewhere perfect for enjoying the warmer summer months. It has a generous patio seating area and two brick built stores.

Internally the property is naturally bright and incredibly versatile. The vendors take great pride in offering their home in a clean and presentable fashion with decorative finishings that remain in keeping with the tradition of the building. The property has a year old gas boiler and beautiful sash style double glazing throughout.





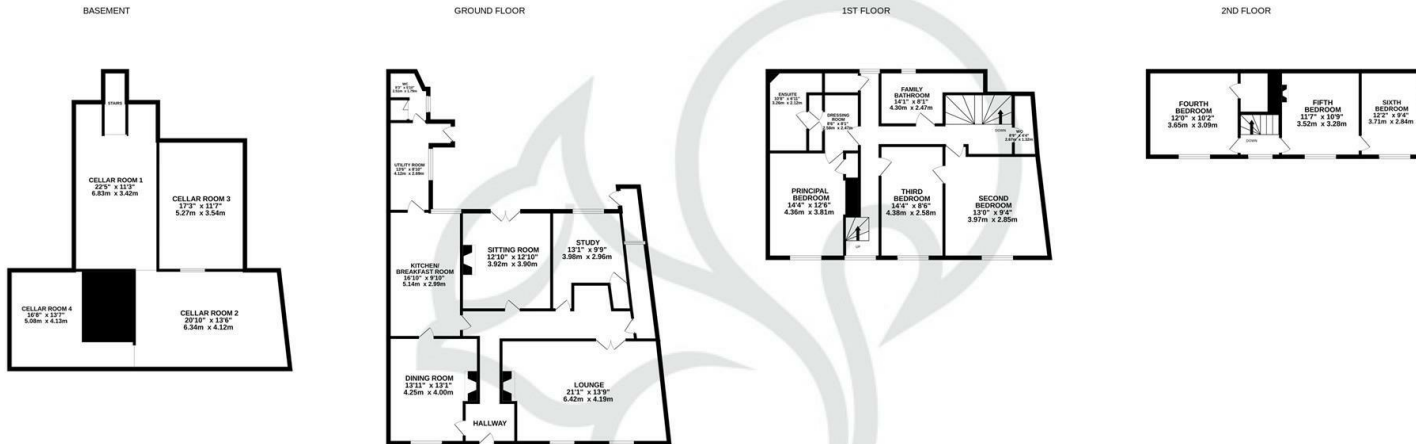




Local Authority:

Tenure:
Freehold

Council Tax Band:
D



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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