



**9 St. Marys Road, Stowmarket, IP14 1LW**

**Offers In Excess Of £145,000**

- Two Bedrooms
- Sealed Unit Double Glazed
- Combi Boiler
- Decking Area In Rear Garden
- Off Road Parking For Two Vehicles
- Maisonette
- Gas Radiator Central Heating
- Brick Built Shed With Extension
- Vendor Found Onwards
- Cul-De-Sac Location

# 9 St. Marys Road, Stowmarket IP14 1LW

Nestled in a tranquil cul-de-sac on St. Marys Road, Stowmarket, this charming maisonette offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. Upon entering, you are welcomed into a spacious reception room that provides a perfect space for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The property features a modern bathroom, designed to cater to your daily needs with ease. The kitchen is equipped with a combi boiler, ensuring efficient heating and hot water throughout the year. The outdoor space is equally impressive, boasting a lovely decking area in the rear garden, perfect for enjoying sunny afternoons or hosting barbecues with friends and family. Additionally, a brick-built shed with an extension, complete with power and light, offers ample storage or the potential for a workshop or hobby space. Parking is a breeze with off-road parking available for two vehicles, providing added convenience for residents and visitors alike. This maisonette is not only a comfortable home but also a practical choice for those who appreciate easy access to local amenities and transport links.

In summary, this property on St. Marys Road is a wonderful opportunity for anyone looking to settle in a peaceful area of Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich, combining modern living with the charm of a friendly neighbourhood. Don't miss the chance to make this delightful maisonette your new home.



Council Tax Band: A



## **Entrance Hall**

With window to side and laminate floor.

## **Hallway**

With window to side, stairs leading to first floor, cupboard housing Combi boiler, loft access and radiator.

## **Sitting Room**

**10'0" x 14'9"**

With window to rear, wall mounted electric fire, TV point and radiator.

## **Kitchen**

**8'2" x 11'5"**

With window to rear, range of high and low units, sink and drainer, tiled splashbacks, space for cooker, space for fridge freezer, plumbing for washing machine and slimline dishwasher, Pantry with window to side, vinyl floor and radiator.

## **Bedroom One**

**10'11" x 13'3"**

With window to front, laminate floor and radiator.

## **Bedroom Two**

**10'9" x 13'3"**

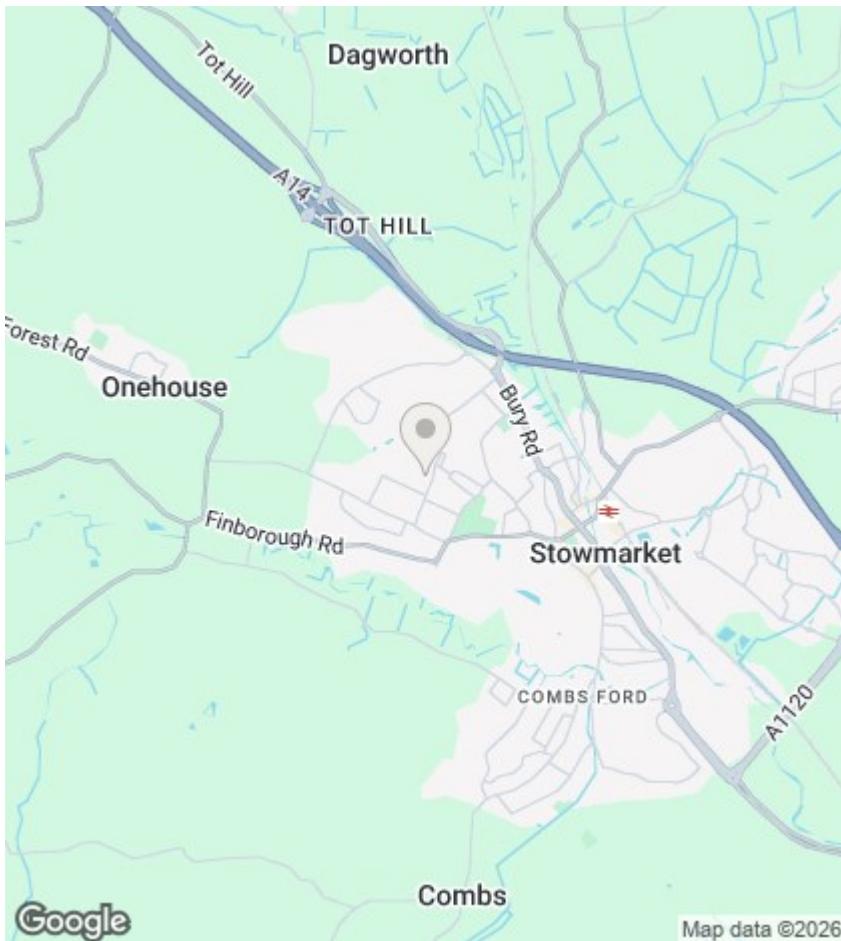
With window to front and radiator.

## **Bathroom**

With window to side, bath with shower over, low level W/C, pedestal basin, tiled splashbacks, vinyl floor and heated towel rail.

## **Outside**

To the front of the property is a shared pathway leading to the front door, off road parking for two vehicles, metal shed, brick built shed with extension with power and light and door leading to front and rear garden. To the rear of the property is a rear garden comprising of raised decking ideal for outside entertaining, lawn, shed and for privacy and seclusion is fenced all around.



## Directions

Market Place, Stowmarket IP14 1DT, UK  
 Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 Go through 1 roundabout Turn left onto St Edmunds Rd Turn left onto Kingsmead Rd Turn right onto Silverdale Ave Turn right onto St Mary's Rd Destination will be on the left Arrive: Saint **Viewings**

Viewings by arrangement only.  
 Call 01449614700 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	