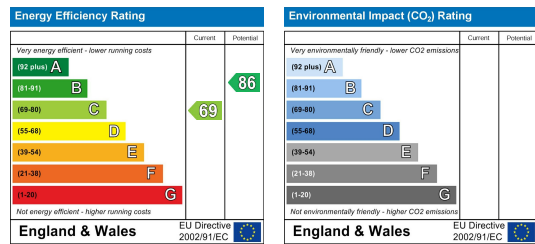




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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72 Bridge Street, Stowmarket, IP14 1BP

£200,000

Hamilton Smith are pleased to present this Victorian terrace property conveniently located in Stowmarket. This 2 bedroom, 2 bathroom property boasts off road parking to the rear, a good sized garden, double glazed windows and gas central heating.



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.

72 Bridge Street, Stowmarket, IP14 1BP

NEEDHAM MARKET

Needham Market lies in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. Facilities include butchers, bakers, post office, co-op supermarket and a number of individual shops. Needham Market also has a rail station with mainline connections to Ipswich and Stowmarket where in turn there are main line services to London Liverpool Street. The town also has the Needham Lake conservation area with a number of countryside walks and the county town of Ipswich is just eight miles away with all the social, shopping and leisure facilities.

LOUNGE: 11'5" x 10'5" (3.5m x 3.2m)

Double glazed window to front, 2 x radiators and hallway to dining room.

DINING ROOM: 11'5" x 10'9" (3.5m x 3.3m)

Double glazed window to rear, fireplace.

KITCHEN: 9'10" x 6'6" (3m x 2m)

Window to side, stainless steel sink, wall and base units, work top with splash back tiles, integrated oven, hob and extract, plumbing for washing machine, tiled floor, wall mounted combi-boiler.

LOBBY:

Cupboard and door to ...

BEDROOM 1: 11'1" x 11'1" (3.4m x 3.4m)

Double glazed window to rear and door to

SHOWER ROOM:

Window at side, tiled floor, double shower cubicle, airing cupboard, low level WC, pedestal wash basin, built in cupboard, spot lights.

BEDROOM 2: 11'5" x 10'5" (3.5m x 3.2)

Double glazed window to front and radiator.

BATHROOM:

Window to the side, bath, pedestal wash basic, low level WC and radiator.

OUTSIDE:

Path to front door with shingle either side. Garden to rear with fences patio and lawn laid. Off road parking.

NEEDHAM OFFICE

Please call 01449 722242 to arrange a viewing.

