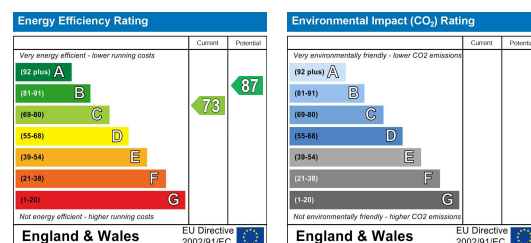




## 26 Broomspath Road, Stowupland, Stowmarket, IP14 4DB £240,000

OFFERED FOR SALE WITH NO ONWARD CHAIN this 3 bedroom semi detached house is located in the sought after village of Stowupland. Requiring some updating the property benefits from KITCHEN/DINER, SITTING ROOM, gardens and GARAGE. CALL NOW TO VIEW.



### 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.



## 26 Broomspath Road, Stowupland, Stowmarket, IP14 4DB

### STOWUPLAND:

Stowupland is a small village approximately just over a mile East of Stowmarket, Suffolk. Stowupland High School is found in the village. Stowupland is centred on several village greens and was the winner of the Suffolk "Village of the Year" competition in 2006. The village has numerous amenities including, a petrol station, post office, two butchers, Chinese takeaway, chip shop and two public houses - The Crown and The Retreat. As well as the high school there is a primary school which has an attached pre-school. Sports are well catered for with football, cricket and bowls clubs available. A lottery grant funded gym and indoor sports facility is available for public use at the high school.

### SIDE ENTRANCE DOOR TO...

### ENTRANCE HALLWAY: 13'11" x 5'8" (4.25 x 1.73)

Radiator, stairs to first floor, storage cupboard, wooden flooring and doors to...

### SITTING ROOM: 13'11" x 11'1" (4.25 x 3.38)

Double glazed window to front, radiator and wooden flooring.

### KITCHEN/DINER: 8'9" x 17'1" (2.68 x 5.21)

Double glazed window to rear, french doors to rear, range of wall and base units with work surfaces over, tiled splash backs, integrated gas hob, electric oven and extractor, space for appliances, wall mounted boiler and radiator.

### LANDING:

Doors to...

### BATHROOM:

Double glazed window to rear, low level w/c, pedestal hand wash basin, paneled bath and heated towel rail.

### BEDROOM ONE: 10'8" x 10'7" (3.26 x 3.24)

Double glazed window to rear, two storage cupboards and radiator.

### BEDROOM TWO: 12'0" x 9'10" (3.67 x 3.00)

Double glazed window to front, storage cupboard and radiator.

### BEDROOM THREE: 9'1" x 7'1" (2.77 x 2.18)

Double glazed window to side and radiator.

### OUTSIDE:

To the front of the property there is a lawn area with path to side door and off road parking leading to the GARAGE.

There is side access to the rear of the property which is mainly laid to lawn.

### NEEDHAM MARKET:

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