



Cardinals Road, Stowmarket

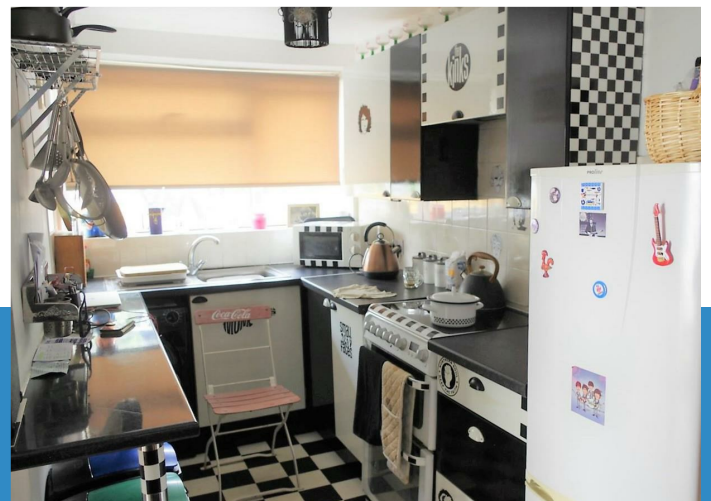
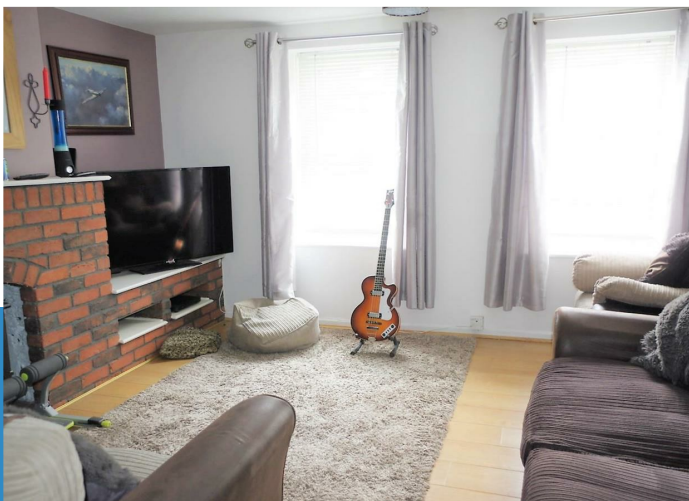
IP14 5AA

Guide price £155,000 Freehold

MaxwellBrown

Independent Property Agents

A well presented end of terrace property situated within walking distance of Stowmarket town centre and railway station. The accommodation includes two double bedrooms, fitted kitchen/diner, lounge and bathroom. The property further benefits from gas central heating and double glazing and 2 enclosed areas of garden. Ideal first or investment purchase with a potential rental income of £800pcm.



Side entrance door to:

Entrance Hall: Vinyl flooring and doors to:

Bathroom: Fitted with a white suite comprising low level flushing suite, pedestal wash hand basin and panelled bath with shower mixer tap, curtain and rail. Vinyl flooring, tiled splashbacks, heated towel rail, extractor fan and sealed unit double glazed window to rear.

Kitchen/Diner: Fitted with a range of base and eye level units, worktops with inset single drainer stainless steel sink unit, cupboard drawers and space under and breakfast bar. Plumbing for automatic washing machine, slot in cooker, tiled splash backs and vinyl flooring.

Dining area: Alcove storage cupboard, staircase to first floor and radiator. Door to:

Lounge: Sealed unit double glazed window to front, red brick fireplace with matching alcove plinth, oak effect laminate flooring, radiator and TV point.

First Floor Landing: Access to loft, smoke detector and doors to:

Bedroom 1: Sealed unit double glazed window to front and radiator.

Bedroom 2: Sealed unit double glazed window to rear, cupboard housing Ideal combi boiler supplying domestic hot water and central heating system.

Outside: The rear of the property there is a concrete patio enclosed by close board fencing with gate to side. Beyond the communal walkway there is a further enclosed garden area with concrete patio. There is currently a large timber workshop which the vendor would be willing to sell by negotiation.

Services: It is understood from the vendor that all mains services are connected to the property.

Agents Note:

The property has been managed by us recently. Our estimate for current rental would be around £800pcm. There is currently high demand for the rental of this type of property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



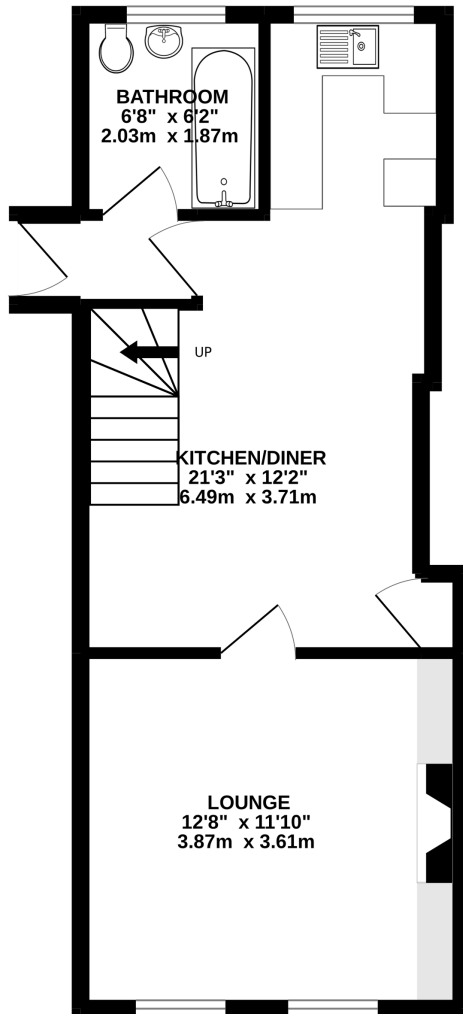
Maxwell Brown, 45 Ipswich Street, Stowmarket, Suffolk, IP14 1AH



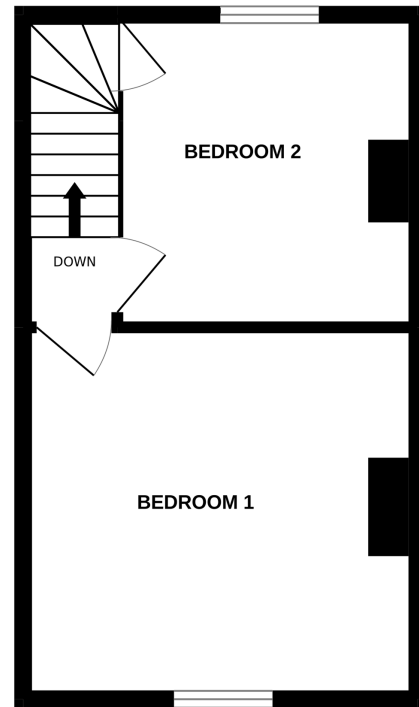
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GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



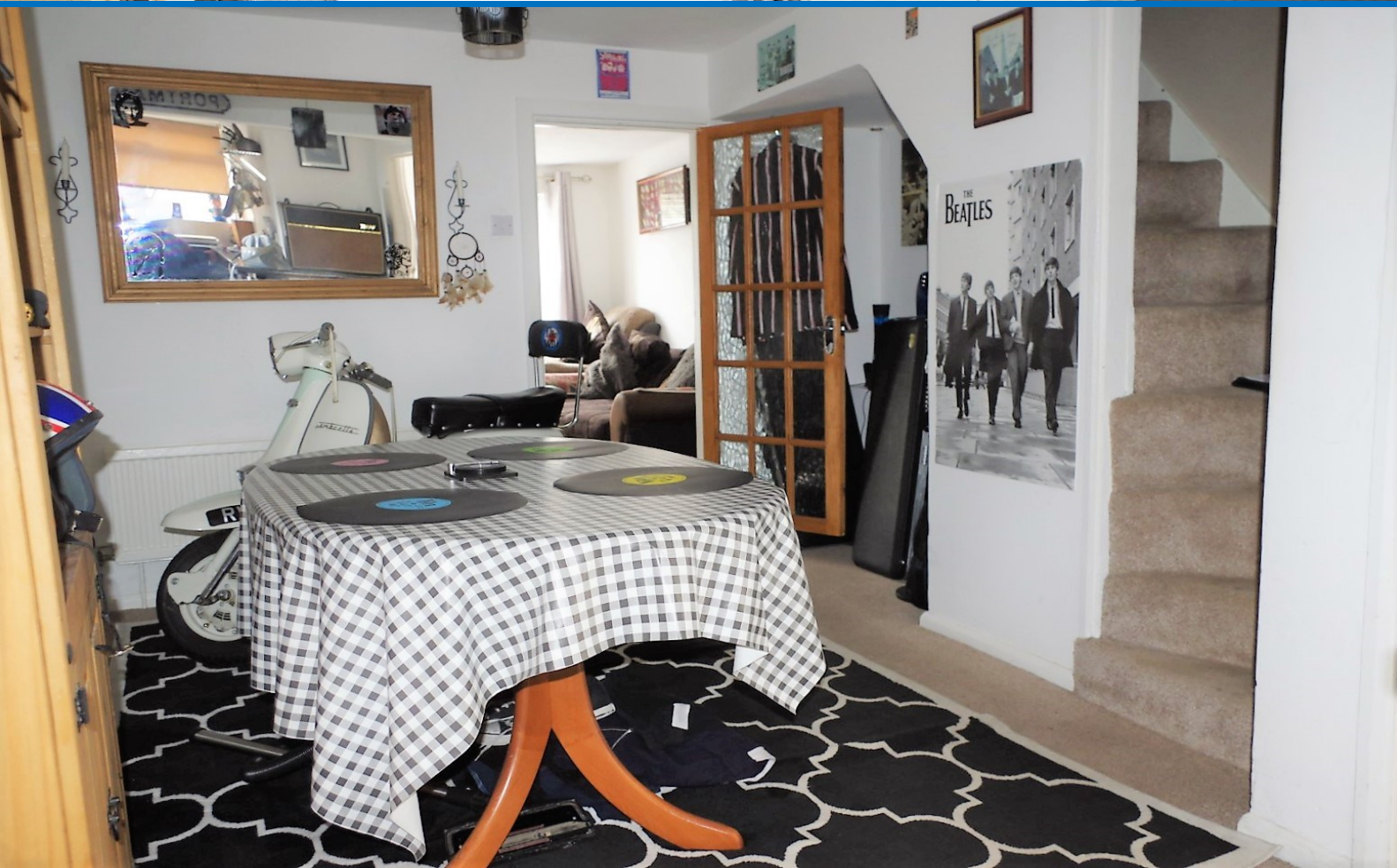
1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 sq.m.) approx.

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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy,

