



16 Onehouse Rd, Stowmarket
IP14 1QN

MaxwellBrown

Independent Property Agents

£295,000 Freehold

Benefitting from no onward chain, this semi-detached house is situated in an established and popular location, within walking distance of Stowmarket town centre. The property provides accommodation to include: entrance hallway, ground floor bathroom, sitting room, dining room, utility and kitchen/breakfast to the ground floor, with three bedrooms and dressing room to the first floor. Benefits include driveway parking to the side, gas heating, double glazing and gardens. The property would benefit from some modernisation & improvement.



Side door to:

Entrance Hall:

With sealed unit double glazed window to side aspect, staircase to first floor.

Bathroom:

Part tiled and fitted with a white suite comprising panelled bath, low level flushing WC and hand wash basin, radiator, sealed unit double glazed window to rear.

Sitting Room:

Sealed unit double glazed window to front, gas fire and back boiler.

Dining Room:

Sealed unit double glazed window to front, radiator.

Kitchen/Breakfast Room:

With space to site a small kitchen table, if a new owner wished, the dining room could become more flexible and have many alternative uses. Fitted with a range of base and wall units with laminated worktops over, tiled splash backs, inset stainless steel sink unit, space for electric oven, space for upright fridge/freezer. Sealed unit double glazed window to rear aspect, door leading into the utility room

Utility Room:

Space for automatic washing machine, space for tumble drier, sink and drainer, cupboard, with door leading out to the rear garden, four windows to rear aspect, polycarbonate roof.

First Floor Landing:

Airing cupboard housing domestic hot water cylinder, sealed unit double glazed window to rear aspect

Bedroom 1:

Sealed unit double glazed window to front, radiator.

Bedroom 2:

Sealed unit double glazed window to front, radiator.

Bedroom 3:

Sealed unit double glazed window to rear providing views over the back garden, radiator

Dressing Room:

Fitted with a vanity wash hand basin. Sealed unit double glazed window to side, storage cupboards.

Outside:

There is a narrow driveway to the side of the property . To the front of the property there is a small garden area laid to lawn and flower beds. Side gate access into the enclosed rear garden, which has seating areas, lawn, mature shrubs and flower beds, shed and small store.

Services:

It is understood from the vendors that mains electricity, gas, mains water and drainage services are connected to the property.

Council Tax Band C: payable to Mid Suffolk District Council

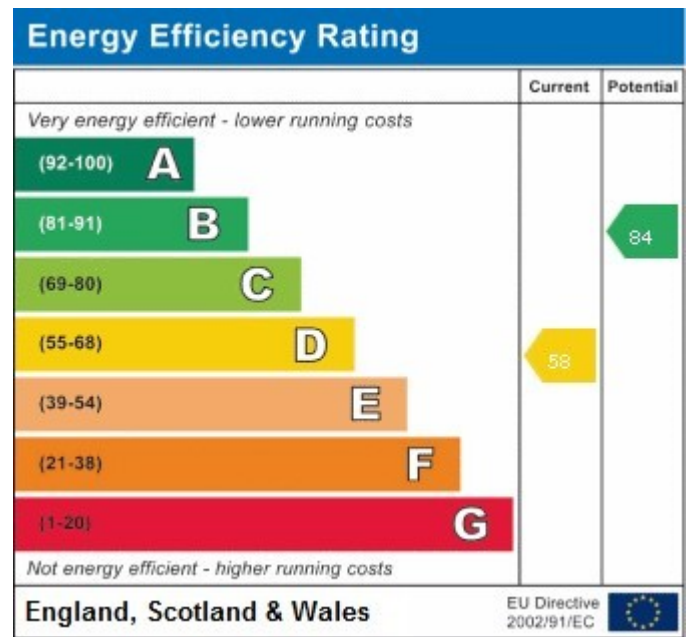
Broadband Speeds according to Ofcom:

Standard download 16 Mbps

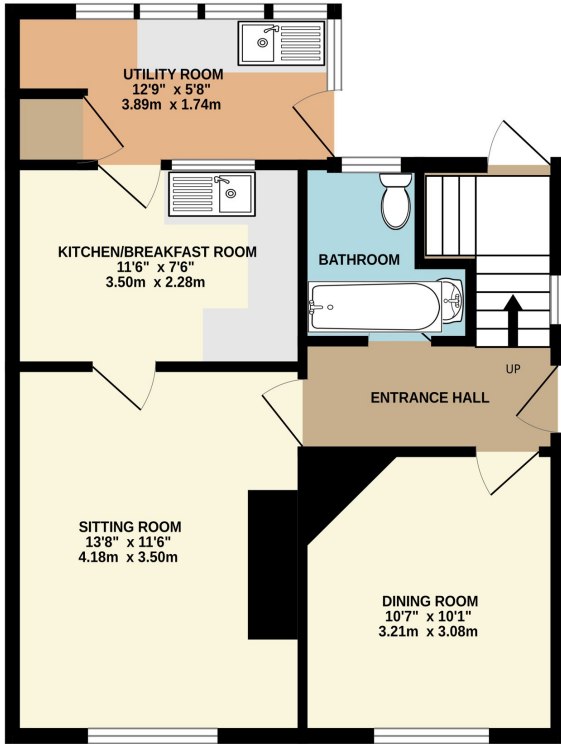
Superfast download 80

Ultrafast download 1000 Mbps

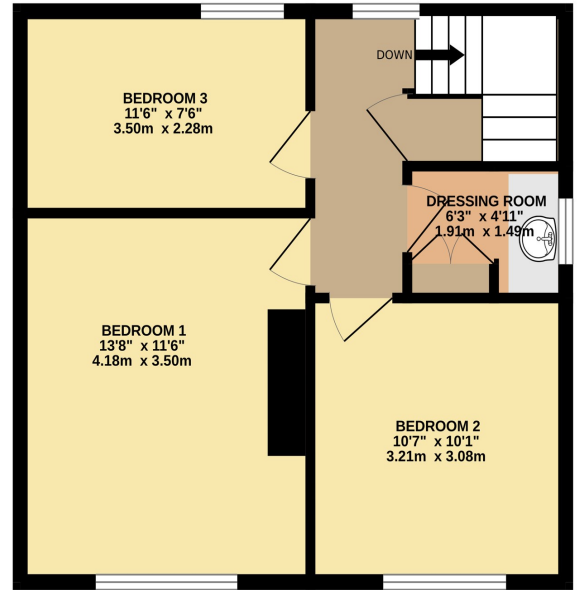
EPC:



GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.5 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, please contact us before viewing the property.

