



Elizabeth Way, Stowmarket

IP14 5AX

£1350 pcm

**MaxwellBrown**

Independent Property Agents

**Available early June 2024**

A three bedroomed semi-detached house with conservatory, garage, garden & parking located in a popular area of Stowmarket within walking distance of the town centre and railway station. Total floor space over 1,000 square feet. Further benefits include; gas fired central heating, double glazed windows, large lounge/diner, downstairs WC, fitted kitchen and upstairs bathroom. Good sized enclosed garden with two timber sheds. Available to let with a minimum six month Assured Shorthold Tenancy.



**Sealed unit double glazed door and side panel to:**

**Entrance Hall:** Artexed and coved ceiling, door to:

**Lounge/Diner:** Two radiators, sealed unit double glazed picture window to front, vertical blind, staircase to first floor with cupboard under, wall and pendant lights, glazed door and picture window to rear, door to:

**Kitchen:** Fitted with a range of with cream gloss fronted units, 1.5 single drainer stainless steel sink unit with mixer tap and cupboard below. Worktops with cupboards drawers and space below, plumbing for automatic washing machine, Hoover oven, hob and extractor fan, eye level units, Ideal classic gas boiler, tiled splash backs, artexed and coved ceiling, LED strip light, vinyl flooring, sealed unit double glazed window to rear, CO monitor, radiator.

**Conservatory/Lobby:** UPVC part glazed door to rear, vinyl tiled floor, radiator, door to broom cupboard and:

**Cloakroom:** White suite comprising low level WC and pedestal wash hand basin, radiator, vinyl flooring, sealed unit double glazed window to rear.

**First Floor Landing:** Access to loft, built in storage cupboard, airing cupboard housing lagged hot water tank with fitted immersion heater.

**Bedroom 1:** Sealed unit double glazed window to front, radiator, artexed ceiling.

**Bedroom 2:** Sealed unit double glazed window to front, radiator, artexed ceiling.

**Bedroom 3:** Sealed unit double glazed window to rear, radiator, large double wardrobe.

**Bathroom:** White suite comprising panelled bath, fitted thermostatic shower with screen, pedestal wash hand basin and mixer tap, low level WC, vinyl flooring, radiator, sealed unit double glazed window to rear, extensive tiled splash backs.

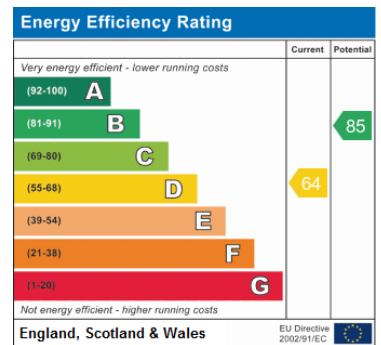
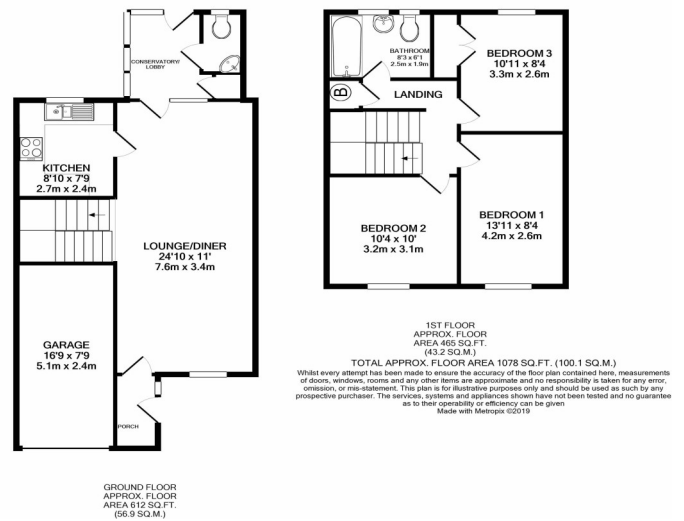
**Outside:** Open planned front garden with flower borders. Concrete drive with hard standing for car parking and access to the single integral garage, with up and over door and power and light. Side pedestrian access to rear garden which is of good size with paved patio area. Two timber garden sheds, garden to be seeded for lawn, enclosed by close board fencing.

**Services:** We understand that all mains services are connected to the property.

**Broadband availability:** Networks in your area Openreach highest available download speeds Standard—15Mbps Superfast—70Mbps

**Council Tax:** Band C Mid Suffolk District Council

**Agent's Note:** We are offering this property to rent on an initial 6 months Assured Shorthold Tenancy. Please note that interested applicants will be required to pay a £100 holding fee on application to secure the property subject to references, this will be used as part of the first months' rent. One month's rental value for the deposit will be required prior to the start date which will be held by the Deposit Protection Service and returned to the tenant should the property be left in good order and all bills paid.



**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.

