



Osprey Drive, Stowmarket
IP14 5UX
£1050 per month

MaxwellBrown

Independent Property Agents

Available To Let Immediately

A well presented semi detached 2 bedroom modern house, situated on the popular Cedars Park development within easy access of both the town centre and mainline railway station. The property has accommodation including entrance hall, cloakroom, open plan living room/kitchen, 2 good sized double bedrooms and a family bathroom. There is a good sized enclosed garden to rear, gas fired central heating, double glazed windows and parking for three vehicles. Please note that pets are not accepted at this property.



Composite sealed unit double glazed door to:

Entrance Hall:

With LED spotlights, oak effect LTV flooring, Honeywell thermostat and doors to:

Cloakroom:

Fitted with a white suite comprising low level flushing WC and wash hand basin with mixer tap and plunge plug. Tiled splashback, LED spotlights, extractor fan, radiator and oak effect LVT flooring.

Open plan Kitchen/Living Room:

Kitchen area comprising white fronted gloss units with dark wood effect worktops, inset 1 1/2 bowl stainless steel sink unit with cupboards under and plumbing for automatic washing machine. Worktops including peninsular unit with cupboard, drawers and space under. Bosch electric oven with gas hob, stainless steel splashback and extractor hood. Fitted Beko fridge and freezer, extractor fan, breakfast bar lip to peninsular bar, eye level units and wall mounted Potterton Promax gas boiler supplying domestic hot water and central heating system, fitted with Honeywell timer. Sealed unit double glazed window to front. Open through to: Lounge area, with wood effect LVT flooring, French doors and side panels leading to rear garden, smoke detector, TV & telephone points, built in under-stairs cupboard, staircase leading to first floor.

First Floor Landing:

With access to loft, smoke detector and doors to:

Bedroom 1:

Sealed unit double glazed window to rear overlooking garden, built in double wardrobe with shelf and hanging space, radiator, telephone and TV points.

Bedroom 2:

Sealed unit double glazed window to front, built in airing cupboard housing Megaflo hot water tank fitted with immersion heated. Telephone point and radiator.

Bathroom:

Fitted with a white suite comprising panelled bath with thermostatic mixer tap shower head, low level flushing WC with concealed system, wash hand basin with plunge plug and mixer tap and corner entry shower cubicle with thermostatic shower. Fully tiled splashbacks, LED spot lights, extractor fan, radiator and shaving socket. Sealed unit double glazed window to side and vinyl flooring.

Outside:

To the front of the property there is an open planned lawn area and block paved pathway leading to the house. Adjacent to the property there is a block paved driveway with parking for three cars. Side pedestrian access front the front of the property leads to the rear. Rear garden enclosed by close board fencing with patio area, small tall timber garden shed and large lawn area.

Services:

We understand from the landlord that all mains services are connected to the property.

Council Tax:

Band B Mid Suffolk District council

Broadband Download Availability:

Standard 5Mbps

Superfast 76 Mbps

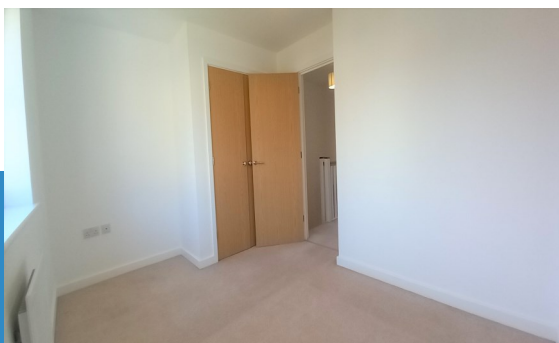
Ultrafast 1100 Mbps

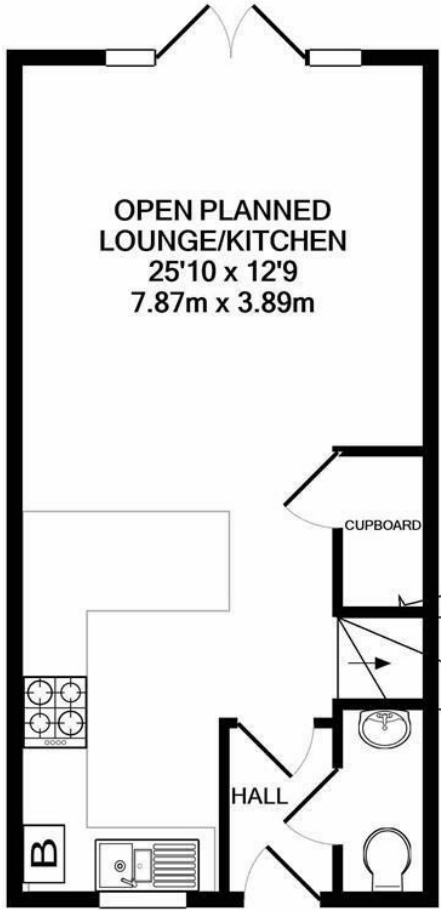
Network available Trooli, Openreach, Lightspeed Broadband

Information obtained from Ofcom

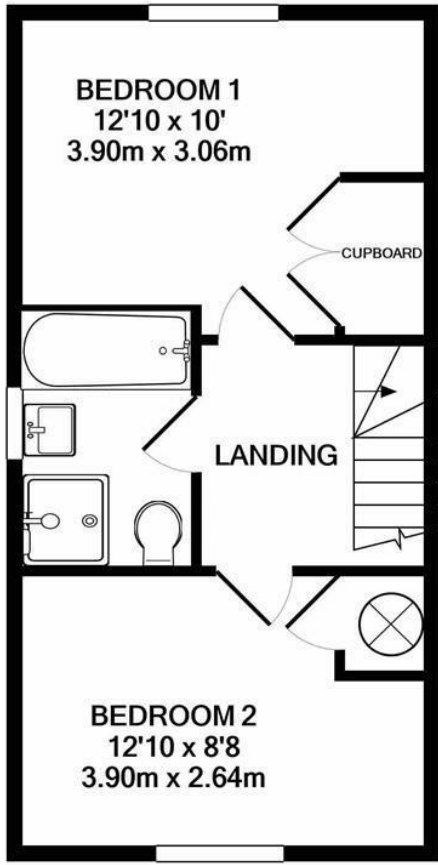
Agent's Notes:

We are offering this property to rent on a minimum initial 12 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.





GROUND FLOOR
APPROX. FLOOR
AREA 330 SQ.FT.
(30.6 SQ.M.)




1ST FLOOR
APPROX. FLOOR
AREA 330 SQ.FT.
(30.7 SQ.M.)

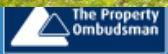
TOTAL APPROX. FLOOR AREA 660 SQ.FT. (61.3 SQ.M.)

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





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.

