



Stricklands Road,  
Stowmarket, IP14 1AW

£255,000 Freehold

**MaxwellBrown**

Independent Property Agents

A delightful Victorian terrace house modernised and maintained to an extremely high standard, situated close to the town centre and within 10 minutes walk of the rail station with direct access to London, Liverpool Street. The property retains many original features nicely blended with modern fittings within accommodation of hall, sitting room, dining room, kitchen, cloaks/utility, 3 bedrooms and luxury bathroom. Additional features include gardens to front & rear, gas central heating and double glazing.





**Sealed unit double glazed door to:**

**Entrance Hall:** Stairs to first floor, picture rails, Oak effect laminate flooring, radiator, door to

**Sitting room:** Sealed unit double glazed sash window to front, feature fireplace with electric coal effect fire, radiator, TV point, picture rails.

**Dining Room:** Picture rails and moulded ceiling rose, wall & pendant lights, sealed unit double glazed sash window to rear, radiator, Victorian cast iron feature fireplace with tiled hearth, large understairs cupboard, alcove shelves, Oak effect laminate flooring, arch through to:

**Kitchen:** Fitted with a range of wood effect units with stone effect worktops, Frankee stainless steel sink unit with mixer tap, tall unit housing oven, microwave and space for fridge / freezer, pantry unit, drawer unit, radiator, ceramic flooring, Valliant combination gas fired boiler supplying central heating and hot water, inset ceiling spotlights, sealed unit double glazed window and part-glazed door to side, ceramic hob with glass splashback and extractor hood over, door to:

**Cloak / utility room:** With a low level WC, pedestal wash basin with mixer tap and plunge plug, 1/2 panelled walls, plumbing for automatic washing machine, grey oak effect laminate flooring, radiator, sealed unit double glazed windows to side and rear.

**First Floor Landing:** Smoke detector, doors to:

**Bedroom 3:** Sealed unit double glazed sash window to front, radiator, Victorian cast iron feature fireplace, picture rails.

**Bedroom 2:** Sealed unit double glazed sash window to front, radiator, picture rails, over stairs store cupboard with access to loft.

**Bedroom 1:** Sealed unit double glazed sash window to front, radiator, alcove with hanging rails, arched alcove, picture rails.

**Bathroom:** Fitted with luxury white suite comprising panelled bath with central mixer tap, low level WC, wash basin with mixer tap and plunge plug in wall mounted vanity unit with cupboard below, thermostatic shower in glass cubicle with tiled walls, tiled splashbacks, ceramic tiled floor, inset ceiling spotlights, radiator, shelved linen cupboard, sealed unit double glazed window to side.

**Outside:** To the front there is a small shingled garden enclosed by a low brick wall with a quarry tiled path to the front door. To the rear there is a good sized garden enclosed by close boarded fencing with stone and lawned areas, a timber garden shed / workshop and a side pedestrian access to the road.

**Council tax:** Band 'B'

**Broadband download availability:**

Maximum speeds:

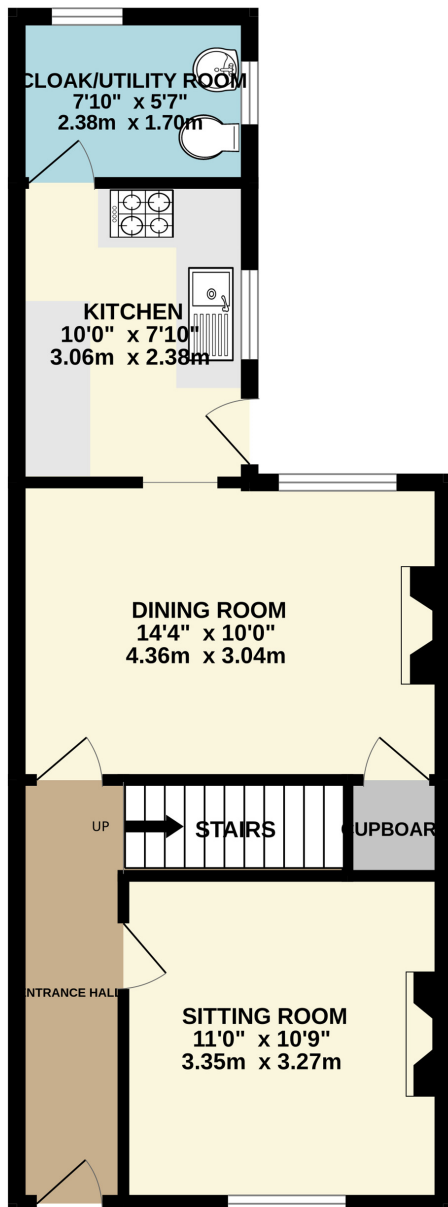
Standard	20 Mbps	Good
Superfast	80 Mbps	Good
Ultrafast	1800 Mbps	Good

Networks in area - Openreach

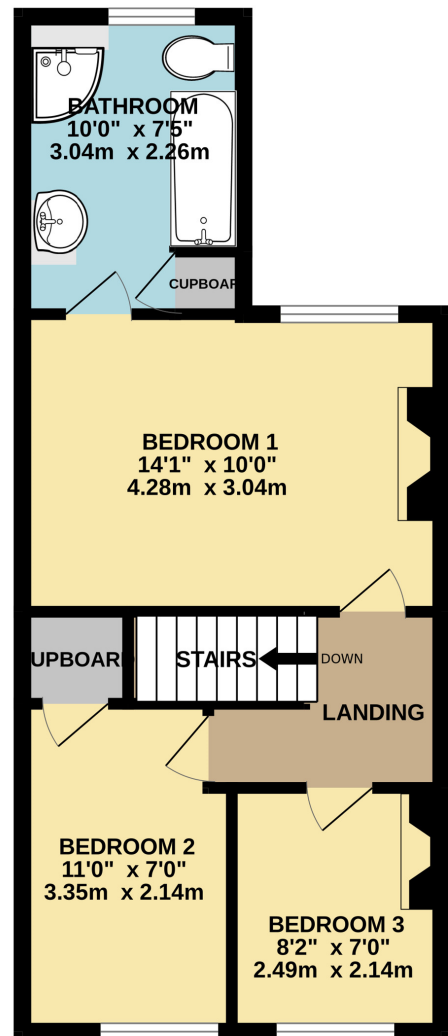
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
459 sq.ft. (42.7 sq.m.) approx.

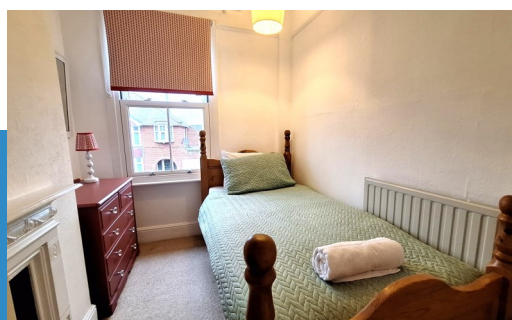


1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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.

