



Wayside Close
Stowmarket IP14 2DY
£220,000 Freehold

MaxwellBrown

Independent Property Agents

A three bed roomed end of terrace house situated in a quiet close in the Combs Ford area of Stowmarket, with local shops and amenities within easy walking distance and approximately 1.5 miles from the town centre. This property has a good sized lounge / diner, downstairs cloakroom, wet room, gas central heating, sealed unit double glazed windows and an enclosed rear garden.



Wayside Close, Stowmarket IP14 2DY

Sealed unit double glazed door to:

Entrance hall:

With dimmer switch light, laminate flooring, stairs to first floor, doors to:

Cloakroom:

Fitted with a white suite of wash basin with mixer tap and plunge plug, set in a vanity unit with drawers below, 1/2 tiled walls, low level WC, ceramic tiled floor, LED spotlights, sealed unit double glazed window to side.

Lounge:

Sealed unit double glazed window to front, radiator, alcove storage cupboards, coving, TV aerial socket.

Kitchen/diner:

Fitted with a range of cream fronted units with wood effect worktops and mosaic effect tiled splashbacks comprising single drainer composite sink unit with mixer tap, cupboards and space under, plumbing for automatic washing machine, ceramic hob with stainless steel splashback, oven, extractor hood, eye level units, vinyl flooring, Ideal gas fired combination boiler supplying hot water and central heating, radiator, understairs cupboard, sealed unit double glazed window and part glazed door to rear.

First floor landing:

Access to loft, smoke detector and over stairs cupboard.

Bedroom 1:

Radiator, coving, sealed unit double glazed windows to front and side.

Bedroom 3:

Radiator, coving, sealed unit double glazed window to front.

Bedroom 2:

Radiator, sealed unit double glazed window to front.

Wet room:

With bracket wash basin, low level WC, thermostatic shower with curtain and rail, sealed vinyl flooring with floor drain, tiled splash backs, radiator, extractor fan, sealed unit double glazed window to side.

Outside:

To the rear there is a paved patio covered by a pergola, retaining walls and steps to lawn, flower and shrub border, 2 timber garden sheds, close boarded fencing and gate to side. The front is open with lawn fronting a green.

Council tax:

Band 'B' Mid Suffolk District Council

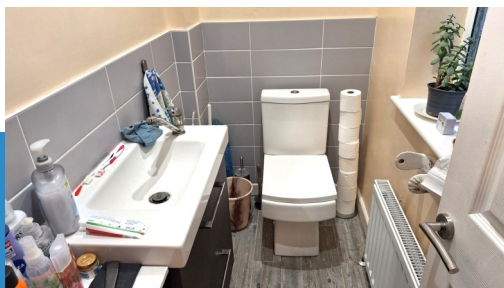
Broadband speeds:

Maximum download speed

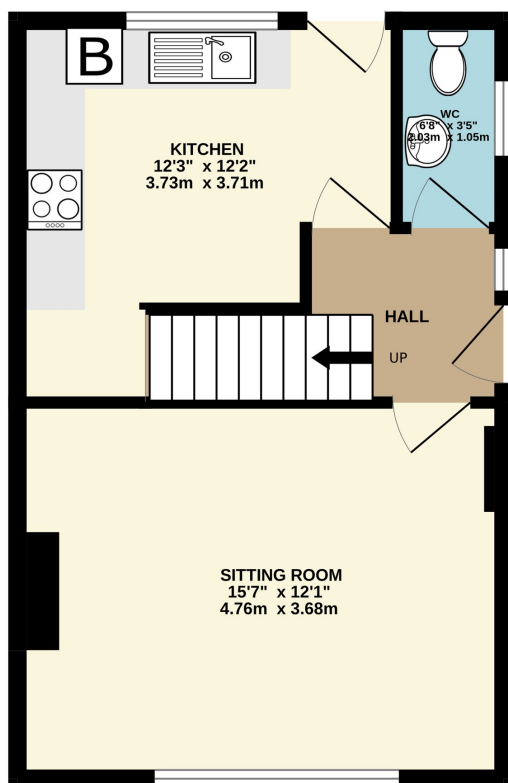
Standard 15 Mbps

Superfast 80 Mbps

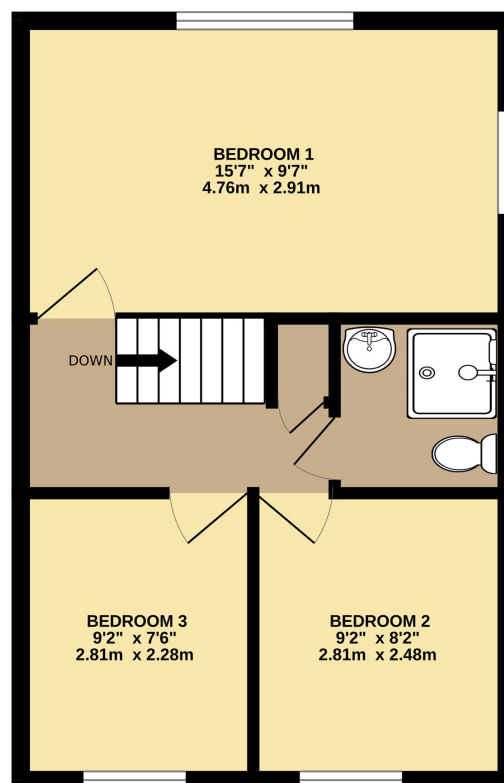
Information from Ofcom.org.uk



GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.

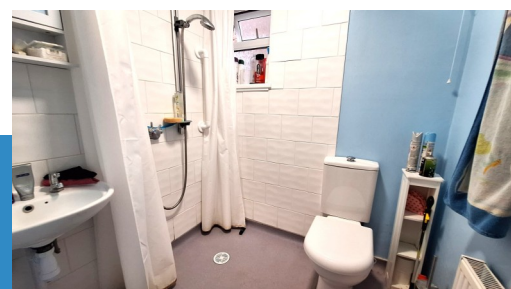
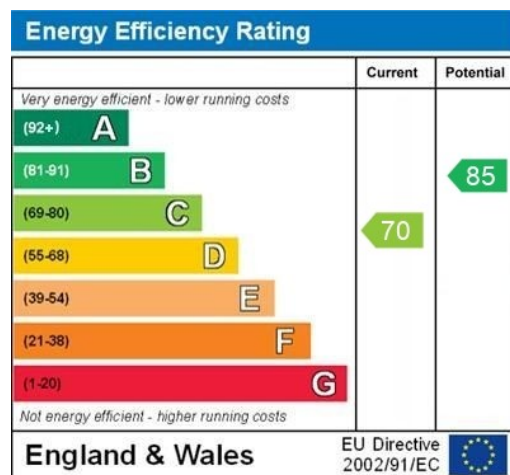


1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.2 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.

