



# 1 Abbots Hall

Stowmarket, Suffolk IP14 1AU

ML Property are delighted to offer for sale a unique opportunity to purchase a 3 bedroom detached bungalow situated in a private road close to the town centre of Stowmarket. The property which does require some updating is offered with No Onward Chain.

guide price  
**£399,995**

## at a glance...

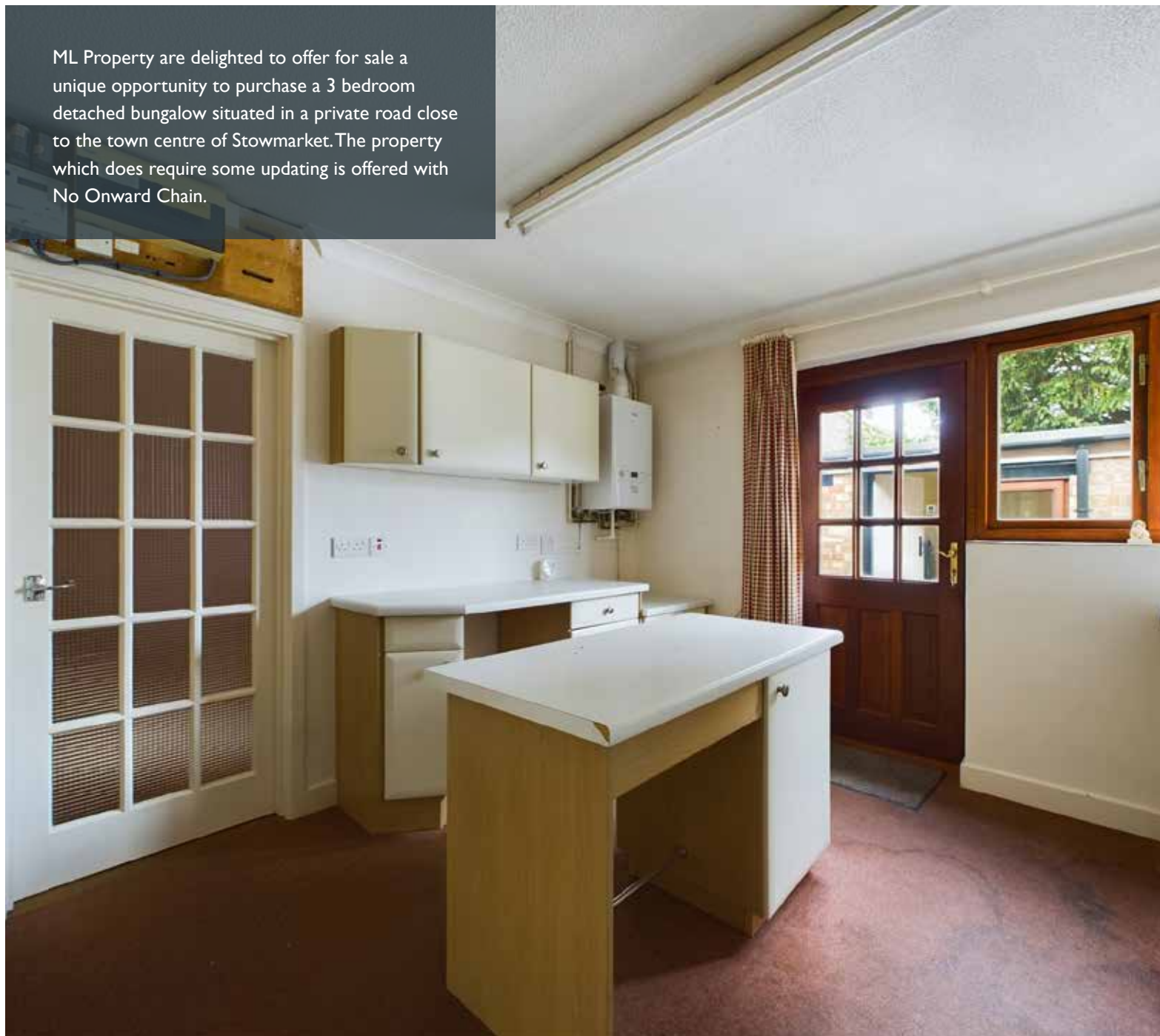
- 3 Bedroom detached bungalow
- Garage and driveway
- Gas fired central heating
- Located on a popular private road a short distance from the town centre
- Enclosed rear gardens
- Rarely available location
- Offered with No Onward Chain
- In need of updating



x3



x1





The property which is situated in the popular private road of Abbots Hall Road - within walking distance of the town centre the accommodation comprises - entrance hall, sitting room, dining room, kitchen, inner hall, bathroom and three bedrooms.



Externally the property benefits from off road parking leading to a single garage. There are some well stocked front gardens and pathway to the side and rear gardens. To the side of the property there are some outbuildings consisting of three stores and a WC. The rear gardens are fully enclosed and laid to lawn with well stocked borders, two summer houses and a garden shed.

## location

Stowmarket provides a wide range of shopping and schooling facility along with the Mid Suffolk Sports & Leisure Centre and a main line rail station to London (Liverpool Street). The A14 dual carriageway is some 0.5 miles or so distant and provides excellent access across the region to Ipswich, Bury St Edmunds, Cambridge and beyond. There is a mainline railway station with direct links to London Liverpool Street which is approx. 90 minutes away.

## services

Mains water, drainage and electricity. Central heating is provided from a gas fired boiler serving radiators.

### Local Authority

Mid Suffolk District Council - Council Tax Band D.

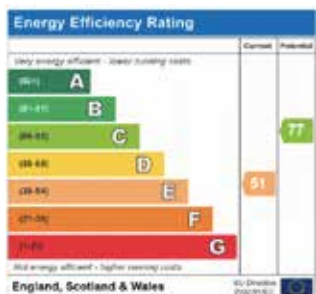
### Internet speed

Ultrafast Broadband up to 1100 Mbps - information from the ofcom website.

### Mobile Coverage

Most networks are available - information from the ofcom website.





The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.



## ground floor

Hall	
Sitting Room	3.54m (11'7) x 5.06m (16'7)
Dining Room	3.33m (10'10) x 3.23m (10'7)
Inner Hallway	
Kitchen	3.33m (10'11) x 3.44m (11'3)
Further Hallway	
Bedroom 1	3.53m (11'6) x 4.54m (14'10)
Bedroom 2	3.54m (11'7) x 3.42m (11'2)
Bedroom 3	2.15m (7'0) x 3.30m (10'10)
Bathroom	2.14m (7'0) x 2.26m (7'5)



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