



**Hare Road, STOWMARKET, IP14 5XJ**

**welcome to**

## **Hare Road, STOWMARKET**

This well-presented two bedroom terraced house is ready for you to move straight in. With modern accommodation throughout it is an ideal home, therefore viewings on this property are highly recommended. Call now to book your viewing.

### **Accommodation**

#### **Entrance Hall**

The Property is entered via a part glazed front door, radiator and vinyl flooring.

#### **Cloakroom**

Fitted with a back to wall wc, wall mounted sink with mixer tap, radiator, part tiled walls, extractor and vinyl flooring.

#### **Living Room**

15' 10" x 9' 8" ( 4.83m x 2.95m )

Window to front, stairs to first floor, tv point, radiator and carpet.

#### **Kitchen**

13' 4" x 11' 1" ( 4.06m x 3.38m )

Window and French door to rear, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, electric oven with gas hob and extractor over, space for fridge freezer, washing machine, built in cupboard, radiator and vinyl flooring.

#### **First Floor Landing**

Access to loft, airing cupboard, radiator and carpet.

#### **Bedroom One**

13' 4" x 8' 10" ( 4.06m x 2.69m )

Window to rear, radiator and carpet.

#### **Bedroom Two**

13' 3" max x 7' 10" max ( 4.04m max x 2.39m max )

Window to front, radiator and carpet.

#### **Family Bathroom**

Fitted with a suite comprising a back to wall wc, spotlights, part tiled walls, extractor, radiator and vinyl flooring.

### **Outside**

#### **Rear Garden**

Fence enclosed with rear access gate and patio and lawn areas.

#### **Parking**

Two off road parking spaces located to the front of the property.



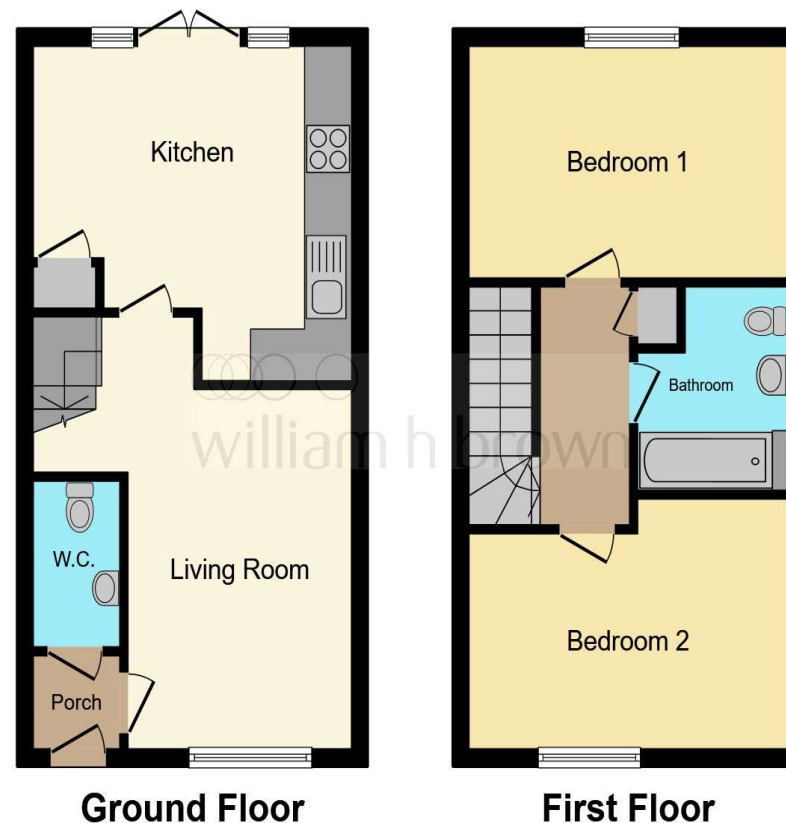
welcome to

## Hare Road, STOWMARKET

- Two bedrooms
- Cloakroom and bathroom
- Off street parking for two
- Enclosed garden
- NHBC guarantee remaining

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

**£240,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [williamhbrown.co.uk/Property/SMK104401](http://williamhbrown.co.uk/Property/SMK104401)



Property Ref:  
SMK104401 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



**01449 614459**



[stowmarket@williamhbrown.co.uk](mailto:stowmarket@williamhbrown.co.uk)



10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)