



37 Ford View Road

Stowmarket, Suffolk IP14 2BL

ML Property are pleased to offer for sale this 3 Bedroom semi detached house situated towards the end of a no through road located in the Combs Ford area of Stowmarket. The property which benefits from ample off road parking and a larger than average rear garden is offered with No Onward Chain.



£259,995



x3



x1



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at a glance

- 3 bedroom semi detached house
- Located towards the rear end of a no through road in the Combs Ford area of Stowmarket
- Ample off road parking
- Larger than average rear garden laid to lawn and fully enclosed
- Gas fired central heating
- UPVC windows and doors
- Offered for sale with No Onward Chain



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The property which does require some updating affords the following accommodation - hallway, bathroom, kitchen/breakfast room and sitting room. On the first floor there are 3 bedrooms and a landing walk in cupboard. The property is further enhanced by gas fired central heating and UPVC windows and doors.







outside

Externally the property has a good size shingle driveway with ample parking. The rear garden is fully enclosed and predominantly laid to lawn and of a larger than average size (see agents notes).

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.

agents notes

The current boundary of the garden does not match that of the land registry plan and has not done so for a number of years - full details of this situation can be obtained from the selling agents.



ground floor

Sitting room	5.81m (19'0) x 3.36m (11'0)
Kitchen/Breakfast room	4.73m (15'6) x 3.14m (10'3)

first floor

Bathroom	1.63m (5'4) x 2.51m (8'2)
Bedroom 1	3.99m (13'1) x 3.16m (10'4)
Bedroom 2	2.96m (9'8) x 3.36m (11'0)
Bedroom 3	2.70m (8'10) x 2.33m (7'7)
Cupboard	1.67m (5'5) x 0.88m (2'10)

services

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

Local Authority Mid Suffolk District Council - Council Tax Band B.

Please see Material Information brochure and EPC below.



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.

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