



Fenn Street, Winston, Stowmarket, IP14 6LD

welcome to

Fenn Street, Winston, Stowmarket

£250,000-£270,000 A charming Grade II listed semi-detached home in Winston, offered with no onward chain. Features include exposed beams, two log burners, a newly renovated kitchen, modern ground-floor bathroom, two spacious bedrooms, garden, off-road parking, and lovely views.

Lounge

Single glazed window to front aspect, two windows to side aspect, log burner, beams, electric heater.

Dining Room

Single glazed window to front aspect, log burner, beams, electric heater.

Kitchen

Single glazed window to rear aspect, base and eye units, space for fridge/ freezer, washer, sink, integrated oven.

Bedroom 1

Single glazed window to front aspect, beams, electric heater, wooden flooring.

Bedroom 2

Single glazed window to front aspect, electric heater, airing cupboard, wooden flooring.

Bathroom

Single glazed window to rear aspect, bath tub, enclosed shower, w/c, wash hand basin, electric heater.

Front Garden

Turfed

Rear Garden

Shingle, fenced for boundary, shed.

Parking

Off road parking.

Agents Notes

We have been made aware by the seller that the property suffered storm damage from Storm Babet in 2023. The property has since had an intrusive flood prevention survey and all recommendations completed. Debenham village itself is also undergoing various works - East Suffolk Catchment Partnership is working to improve the flow of the river and secured the funding from the Environment Agency. This property will benefit from further funding - details TBC.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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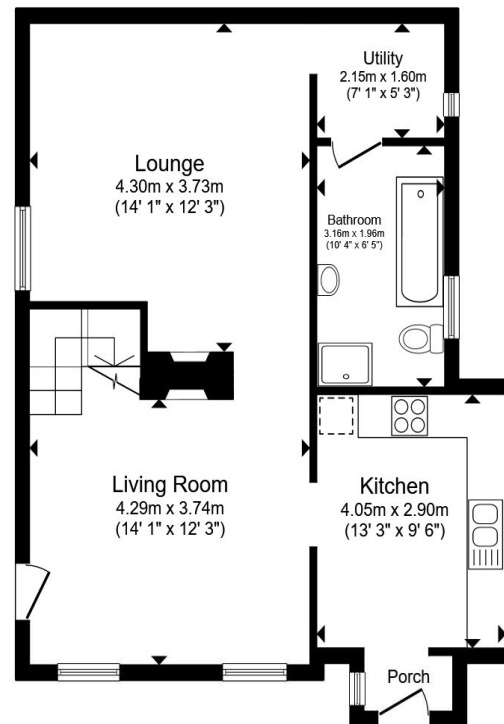
Fenn Street, Winston, Stowmarket

- GUIDE PRICE £250,000-£270,000
- Charming Grade II listed semi-detached home
- Peaceful location with lovely views
- Newly renovated kitchen
- Character features

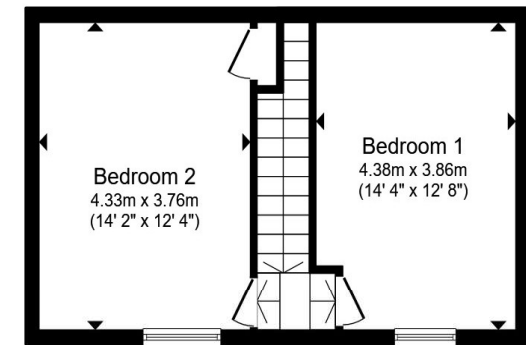
Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

guide price

£250,000



Ground Floor



First Floor

Total floor area 92.1 m² (992 sq.ft.) approx

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.propertybox.io


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Property Ref:
FLH105735 - 0015

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.

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