



Model Farm  
Combs, IP14 2JG  
£210,000 OIEO Freehold

**MaxwellBrown**

Independent Property Agents

Situated in the pleasant village of Combs approx. 2 miles from the centre of Stowmarket this Grade 2 listed converted farm building offers spacious accommodation comprising Spacious living room, kitchen, two double bedrooms and bathroom. Further benefits include electric heating, enclosed courtyard garden with useful store and parking space.





# Model Farm, Combs, IP14 2JG

Panelled entrance door to:

## Lounge:

Window to front, vaulted ceilings with original cast iron tie bars, two Velux windows, TV and telephone point, two electric panel radiators.  
opening to:

## Kitchen:

Fitted with range maple effect kitchen units at base and eye level, white worktops and tiled splash backs, electric ceramic hob and extractor hood, Resin single drainer sink unit with mixer tap, automatic washing machine, fridge freezer, breakfast bar, wood effect laminate flooring. Built in airing cupboard with hot water tank and immersion heater, window and glazed door to rear garden:

## Bedroom 1:

Window to rear, vaulted ceiling, feature arched stone niche, Creda night storage radiator, TV and telephone point.

## Bedroom 2:

Window to front, electric radiator.

## Bathroom:

Fitted with a white suite comprising panelled bath with shower mixer tap, curtain & rail, low flushing WC, pedestal wash basin, tiled splash back, extractor fan, wall fan heater, Velux window, mosaic style vinyl flooring.

## Outside:

The property is approached via a communal stone roadway with parking to the front. There is an attractive enclosed courtyard garden with small patio and lawn with shrub borders. There is a useful store shed.

## Services:

Mains water, electricity and drainage are connected to the property.

## Council Tax:

Payable to Mid Suffolk District Council. Band B.

## Broadband Availability:

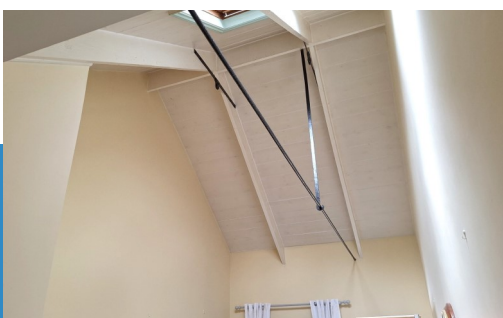
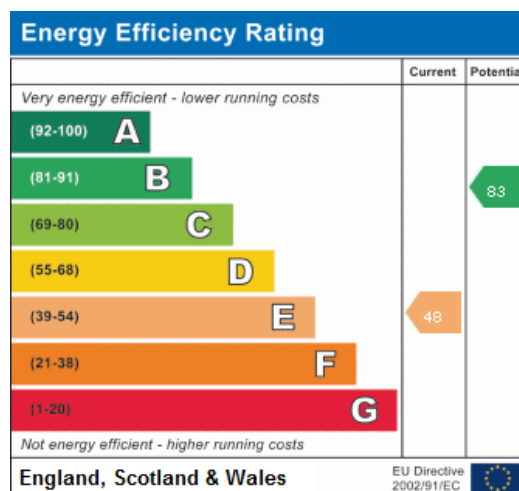
Standard: 8 Mbps download

Superfast: 80 Mbps download

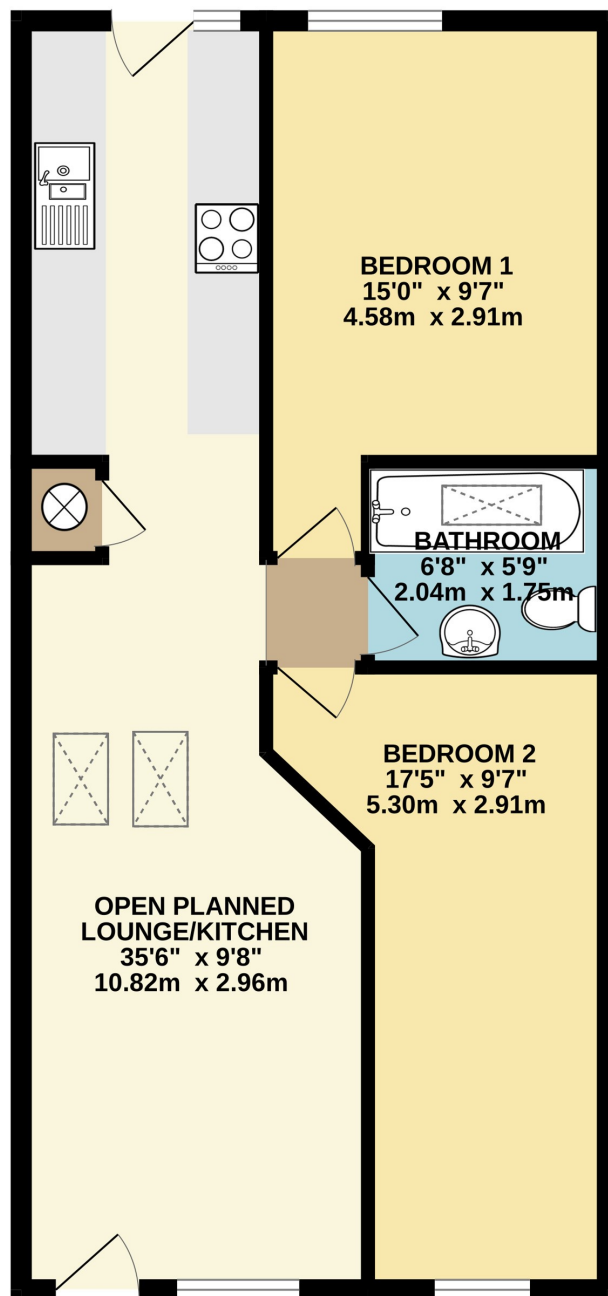
Ultrafast: 1000 Mbps download

Networks available: Openreach,

Details obtained from Ofcom



GROUND FLOOR  
582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.0 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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