MOLYNEUX
ESTATE AGENTS



Farriers Road

Stowmarket, IP14

Price £170,000

1 1 1 E





Farriers Road

Stowmarket, IP14

Price £170,000







Description

Situated on Farriers Road in Stowmarket, this beautifully presented terraced home offers a delightful blend of modern living and traditional character.

Spanning an inviting 560 square feet, the property features a welcoming entrance hall that leads you into a contemporary kitchen.
This well-equipped space boasts a built-in oven, hob, and extractor, alongside a sink and drainer positioned beneath a window that allows natural light to flood in. There is ample room for both a fridge/freezer and a washing machine, making it a practical choice for everyday living.

The spacious lounge/diner is a true highlight, adorned with attractive beams that add a touch of elegance. Patio doors open out to the rear garden, creating a seamless connection between indoor and outdoor spaces, perfect for entertaining or simply enjoying a quiet moment in the fresh air.

Upstairs, you will find a generously sized bedroom complete with a built-in wardrobe, ensuring plenty of storage. The en-suite shower room adds a touch of luxury and convenience, making this home ideal for both individuals and couples.

The rear garden is a lovely blend of patio and lawn, providing a versatile outdoor area for relaxation or gardening. A gate and walkway lead to a brick garage with pitched roof space, offering additional storage or potential for a workshop. The property also features a driveway at the front, accommodating parking for one vehicle, and is equipped with an EV charging point, catering to modern needs.

This terraced house is not just a home; it is a lifestyle choice, perfectly situated in a friendly neighbourhood with easy access to local amenities.

Whether you are a first-time buyer or looking to downsize, this property is sure to impress.

Measurements

Entrance Hall

Kitchen - 7' 8"max x 7' 3"

Lounge/ Diner - 16' 2" x 11'

Stairs to first floor

Bedroom - 10' 11" x 9' 6"

Shower Room - 6' 2" x 6' plus door recess

Garage - 16' 7" x 8'

Council Tax band - A

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

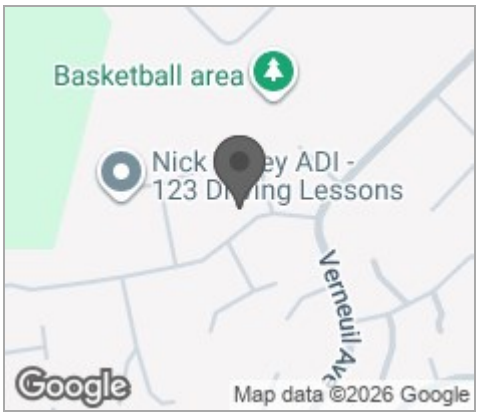
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.











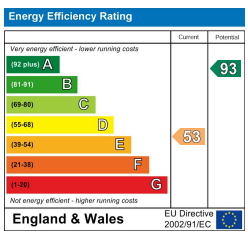


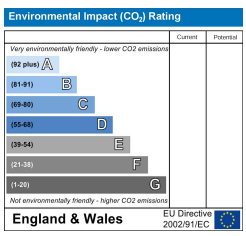




Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ
TEL: 01842 818282 **EMAIL:** INFO@MOLYNEUXESTATEAGENTS.CO.UK **WWW.MOLYNEUXESTATEAGENTS.CO.UK**