



 **GRACE**
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Bridge Street, Stowmarket, Suffolk

£1,200 Per month



Grace Estate Agents are delighted to bring to market this well-presented two bedroom end terrace property, available to let immediately, offering spacious and practical accommodation throughout. Combining character with modern conveniences, the property is ideally suited to professional couples, small families, or individuals seeking comfortable living in a convenient location.

The ground floor comprises a welcoming living area with plenty of natural light, leading through to a separate dining room. Leading from the dining room, there is a separate hallway which leads onto a modern fitted kitchen with a range of contemporary units and work surfaces, providing ample storage and preparation space, as well as a ground floor bathroom fitted with modern fixtures and fitting.

Upstairs, the property offers two well-proportioned double bedrooms.

Externally, the property benefits from a large rear garden, ideal for enjoying outdoor space throughout the year, along with the added advantage of off-road parking to the rear.

Situated within easy reach of Stowmarket town centre, the property is conveniently located for local amenities, schools, and transport links, including the mainline railway station with direct links to Ipswich, Norwich, and London Liverpool Street. Early viewing is highly recommended.

- Two Bedroom - End Terrace Home
- Modern Fitted Kitchen and Bathroom
- Two Double Bedrooms
- Separate Lounge and Dining Room
- Gas Central Heating and Double Glazing Throughout
- Allocated Parking to Rear and additional on street parking
- Easy Access to A14 and Stowmarket Town Centre
- Available Now!

£1,200 Per month

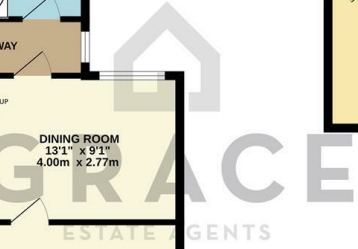
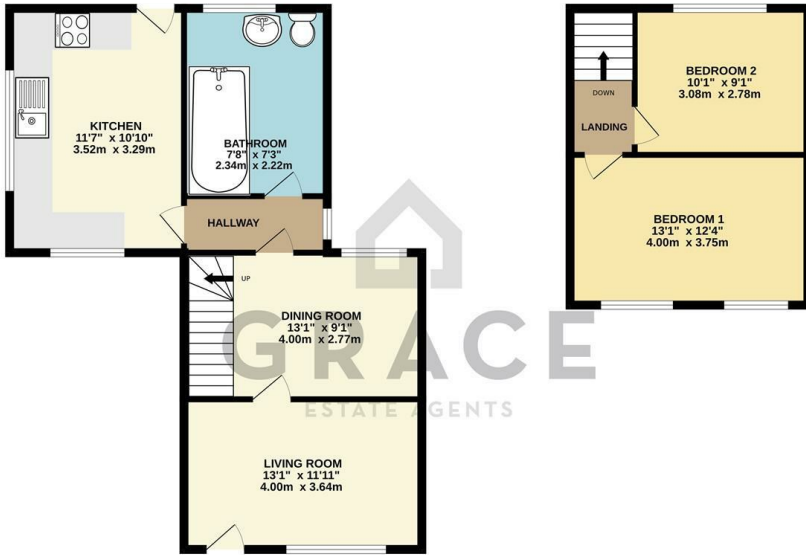
Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.


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GROUND FLOOR
652 sq.ft. (60.5 sq.m.) approx.

1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq.ft. (89.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other details 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 here are not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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