



26a Stowupland Street

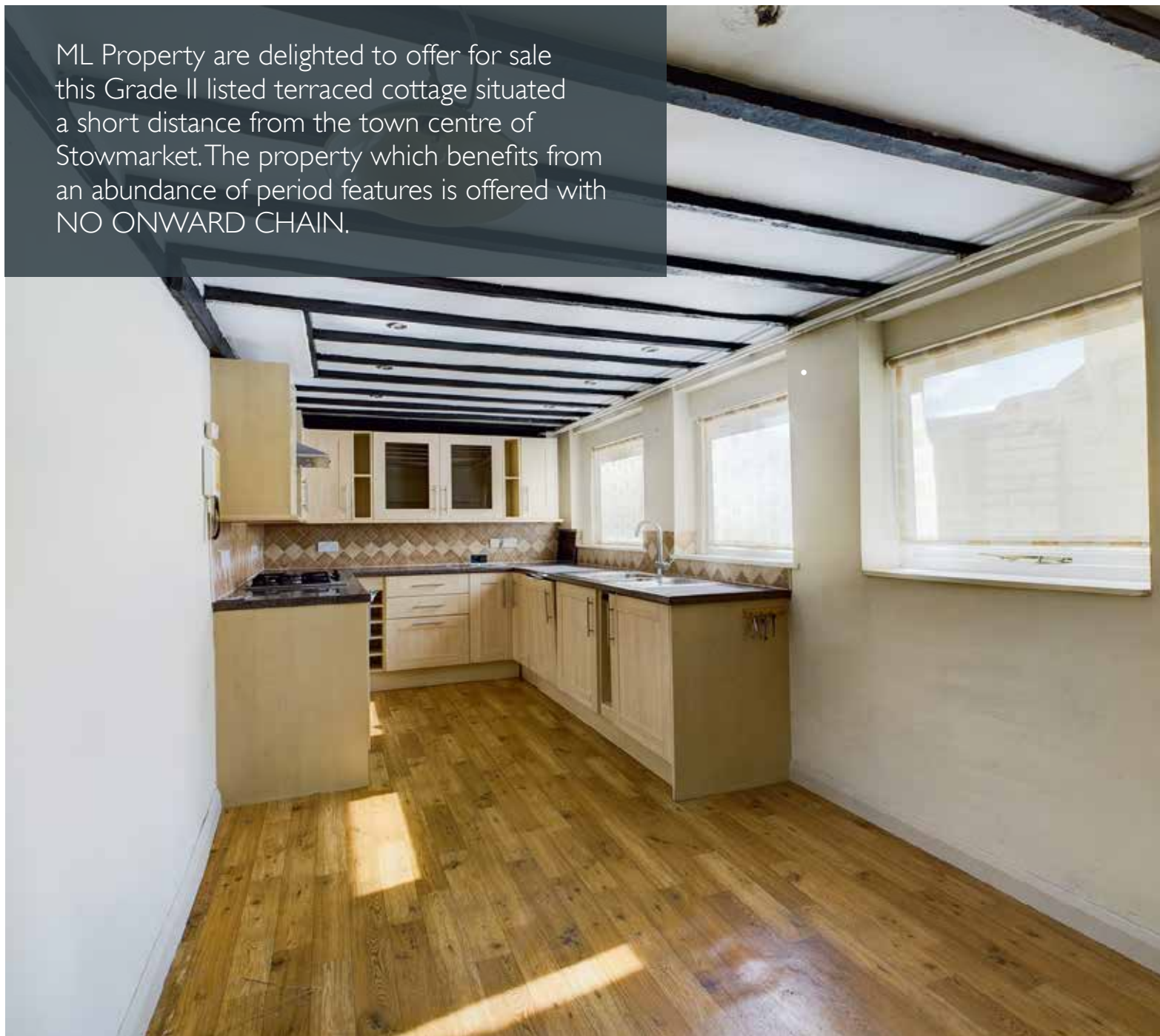
Stowmarket, Suffolk IP14 1EL

ML Property are delighted to offer for sale this Grade II listed terraced cottage situated a short distance from the town centre of Stowmarket. The property which benefits from an abundance of period features is offered with NO ONWARD CHAIN.

price
£215,000

at a glance...

- 2 Bedroom terrace cottage
- Grade II Listed with a wealth of features
- Close to town centre
- Gas fired central heating
- Courtyard Garden
- Outhouse with washing and drying facilities (accessed via the garden)
- No Onward Chain





This charming period cottage is situated a short distance from Stowmarket town centre and affords the following accommodation - sitting room, fitted kitchen/breakfast room on the ground floor and 2 bedrooms and a bathroom on the first floor.





outside

Externally the property benefits from a courtyard rear garden which is fully enclosed by walls and fencing. There is an outhouse with washing and drying facilities accessed via the garden and a shed along with an outside brick toilet. A side passage leads you to the front of the property, security lighting is also installed.

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 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.

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 A.

agents notes

There is a right of way at the rear of the property typical with this age of house and a local permit parking in Bury Street Car Park available via Mid Suffolk District Council - full details are available on request.



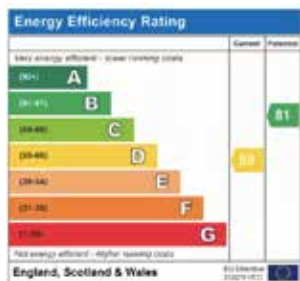
ground floor

Sitting Room	5.57m (18'3) x 3.775m (12'3) max
Kitchen/Breakfast Room	5.71m (18'8) x 2.45m (8')

first floor

Bedroom 1	4.33m (14'2) x 2.57m (8'5)
Bedroom 2	2.80m (9'2) 2.36m (7'8)
Bathroom	2.83m (9'3) x 1.50m (4'11)





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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