



3 Victory Court

Stowmarket, Suffolk IP14 2EB

ML Property are pleased to offer for sale this well presented 3 bedroom three story property situated in the popular Combs Ford area of Stowmarket. The property which is offered with NO ONWARD CHAIN represents an ideal buy to let or first time purchase.



price

£249,995



x3



x2



C

at a glance

- 3 Bedroom mid terrace property
- Spacious accommodation set over three floors
- Master Bedroom with en-suite
- Off road parking for two cars
- Popular residential area of Stowmarket
- Ideal buy to let or first time purchase
- GFCH and UPVC Windows
- Offered with No Onward Chain

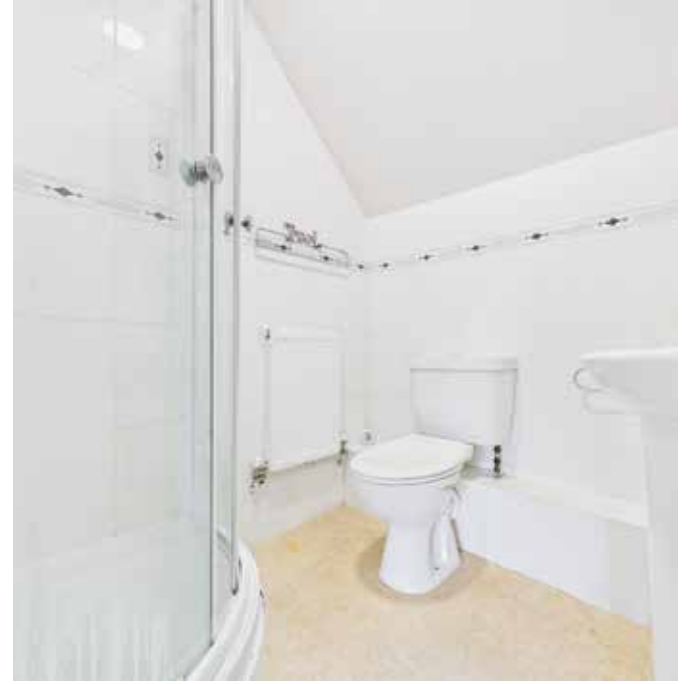


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The property which is situated in a small court of just 5 properties is as mentioned offered with No Onward Chain and affords the following accommodation - hallway, WC, kitchen and sitting room on the ground floor. On the first floor there are two bedrooms and a bathroom and on the second floor a master bedroom with en-suite shower room.





outside

Externally the property benefits from two off road parking spaces and a small easy to maintain rear garden with gated shared access to the front.

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 0.5 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.



ground floor

Hallway	3.29m (10'9") x 1.94m (6'4")
WC	
Kitchen	2.39m (7'9") x 3.55m (11'7")
Sitting Room	4.49m (14'8") x 4.54m (14'10")

first floor

Landing	
Bedroom	4.49m (14'8") x 3.20m (10'5")
Bedroom	2.54m (8'3") x 2.88m (9'5")
Bathroom	2.49m (8'1") x 1.94m (6'4")

second floor

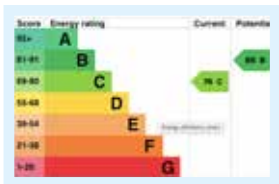
Bedroom	3.39m (11'1") x 6.59m (21'7")
En-Suite	

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 C

Please see Material Information brochure below.



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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