









welcome to

Chaucer Close, Stowmarket

This three bedroom town house is coming to the market chain free with two bathrooms and a cloakroom, garage and parking, conservatory and enclosed garden. Call now to view!













Accommodation Entrance Hall

The property is entered through a part glazed front door into the entrance hall with stairs to first floor, coved ceiling, radiator and carpeted flooring.

Downstairs Cloakroom

Frosted window to front, pedestal wash hand basin with mixer tap, low level WC, radiator, coved ceiling, spotlights, part tiled walls, ceramic tiled flooring.

Kitchen

12' 7" x 6' 2" (3.84m x 1.88m)

Window to front, fitted with a range of wall and base units with rolled edge work surfaces, stainless steel single sink and drainer with mixer tap, electric oven with gas hob and extractor over, space for washing machine, tumble dryer and fridge freezer, coved ceiling, spotlights, radiator, part tiled walls and ceramic tiled flooring.

Lounge

16' 2" x 13' 4" (4.93m x 4.06m)

Windows and french doors to rear, under stairs cupboard, coved ceiling, two radiators, TV point and carpeted flooring.

Conservatory

8' 9" x 11' 8" (2.67m x 3.56m)

Windows to three sides, french doors to rear garden, engineered wooden flooring and electric heater.

First Floor Landing

Stairs to second floor, coved ceiling, airing cupboard, radiator and carpeted flooring.

Bedroom 2

10' x 13' 4" (3.05m x 4.06m)

Window to rear, coved ceiling, radiator, carpeted flooring.

Bedroom 3

13' 4" \times 6' extending to 11' 9" ($4.06m \times 1.83m$ extending to 3.58m)

Two windows to front, built in wardrobe, coving,

radiator, carpeted flooring.

Family Bathroom

Panelled bath with shower over and glass screen, low level WC, pedestal wash hand basin with mixer tap, coved ceiling, spotlights, radiator, exractor fan, part tiled walls, shaver socket and ceramic tiled flooring.

Second Floor Landing

Spot lights, coved ceiling, access to loft and door to:

Bedroom 1

13' 3" x 13' 4" (4.04m x 4.06m)

Window to rear, built in cupboard, built in wardrobe, radiator, coved ceiling, carpeted flooring.

En Suite

Frosted window to front, shower cubicle, low level WC, two built in cupboards, part tiled walls, radiator, coved ceiling, spotlights and ceramic tiled floor.

Outside Rear Garden

Fence enclosed with patio area, side access gate.

Garage

En-bloc with up and over door, electric point and allocated parking space.





welcome to

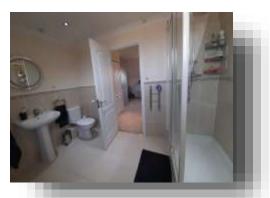
Chaucer Close, Stowmarket

- Three bedrooms
- Kitchen, lounge, conservatory
- Garage and parking
- Bathroom, ensuite and cloakroom
- Chain free

Tenure: Freehold EPC Rating: B

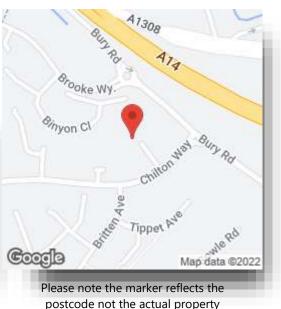
offers in excess of

£290,000









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Property Ref: SMK102616 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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