



**Lime Tree Place, Stowmarket, IP14 1BX**

**welcome to**

## **Lime Tree Place, Stowmarket**

\*SSTC\* This 3-bed end-terraced home in Stowmarket features living room, separate dining room, integrated kitchen & downstairs bathroom. It offers off-road parking, side access to an enclosed garden & renovation potential. Ideal for first-time buyers or investors!

### **Lime Tree Place**

This end-terraced home in Stowmarket, conveniently located near amenities, features an inviting entry porch that leads into a comfortable living room complete with a charming feature fireplace. The separate dining room provides an ideal space for family meals, while the integrated kitchen offers functionality for cooking enthusiasts.

The property also includes a downstairs bathroom and a separate toilet room for added convenience. Upstairs, you'll find three generously sized double bedrooms along with additional storage space, catering to the needs of a growing family or those seeking ample room.

Externally, the home boasts off-road parking at the front, with side access leading to an enclosed rear garden featuring a patio area, perfect for outdoor relaxation and entertaining. This property presents an exciting renovation opportunity, making it an excellent choice for first-time buyers or investors looking to add value in a desirable location.

### **Stowmarket**

Stowmarket is a market town located in Suffolk, England, known for its rich history and vibrant community. The town offers a blend of modern amenities and traditional charm, featuring a variety of shops, restaurants, and local markets.

Stowmarket is well-connected, with easy access to major roads and rail links, making it convenient for commuting to nearby cities like Ipswich and Bury St Edmunds. The picturesque countryside surrounding Stowmarket provides beautiful walking and cycling routes.

Additionally, the town hosts various events and festivals throughout the year, fostering a strong sense of community among residents. Overall, Stowmarket is an appealing place for families and individuals alike, offering a pleasant lifestyle in a scenic setting.

### **Accommodation Entrance Porch**

Part glazed door to front, window to side, internal door to;

### **Lounge**

12' x 11' 2" ( 3.66m x 3.40m )

Window to front, coved ceiling, fireplace, radiator, TV point and laminate flooring.

### **Dining Room**

12' x 10' 9" ( 3.66m x 3.28m )

Window to rear, fireplace, coved ceiling, radiator and laminate flooring.

### **Kitchen**

8' 4" x 5' 11" ( 2.54m x 1.80m )

Window to rear, wall and base unit with work surfaces, coved ceiling, door to rear lobby, integrated oven with gas hob and extractor fan, sink & drainer, space for appliances, part tiled walls and laminate flooring.

### **Rear Lobby**

Doors to cloakroom and bathroom, cupboard with combi boiler, plumbing for appliances and loft access.

### **Cloakroom**

Frosted window to side, WC, radiator and part tiled walls.





### **Bathroom**

Frosted window to rear, bath unit with shower attachment over, hand wash basin, radiator, part tiled walls and tiled flooring.

### **Side Entrance**

Door to side, stairs to first floor, radiator and window to side.

### **Landing**

Access to storage cupboard, window to side and loft access.

### **Bedroom One**

12' x 11' 2" ( 3.66m x 3.40m )

Window to front, radiator and carpeted flooring

### **Bedroom Two**

9' 8" x 8' 11" ( 2.95m x 2.72m )

Window to front, radiator and carpeted flooring.

### **Bedroom Three**

12' x 8' ( 3.66m x 2.44m )

Window to rear, radiator and carpeted flooring.



***view this property online*** [williamhbrown.co.uk/Property/SMK104456](http://williamhbrown.co.uk/Property/SMK104456)



welcome to

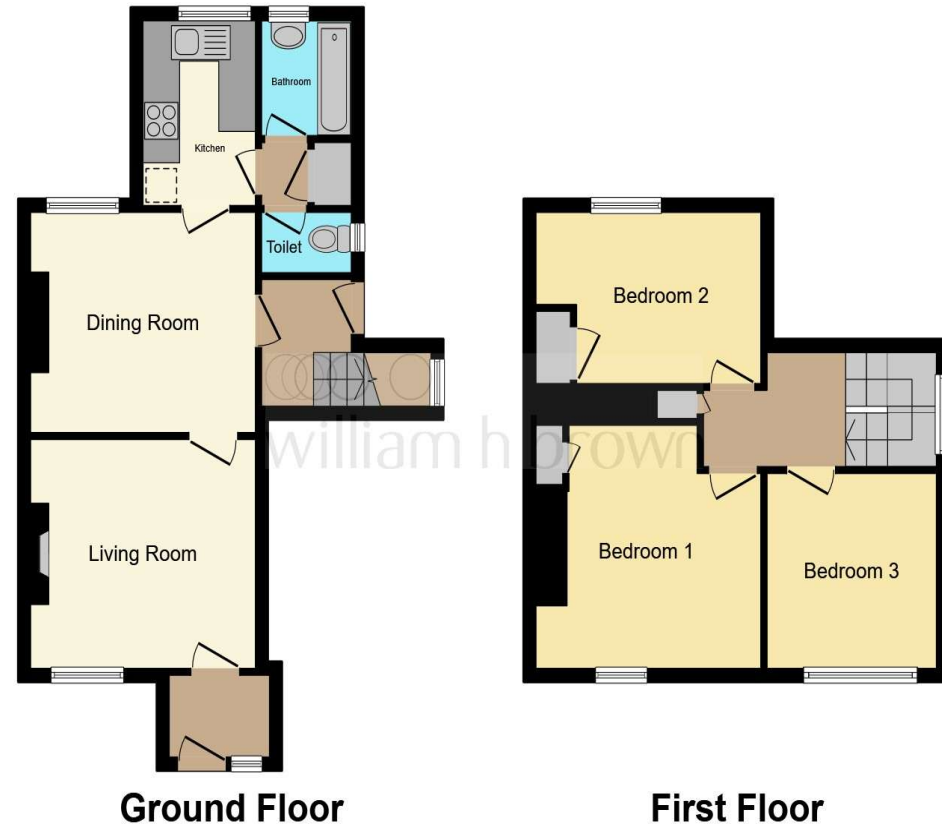
## Lime Tree Place, Stowmarket

- Three Bed End Terraced Home
- Off Road Parking & Garage
- Enclosed Rear Garden With Side Access
- Ideal For First Time Buyers & Investors
- Lounge & Separate Dining Room

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price

**£200,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [williamhbrown.co.uk/Property/SMK104456](http://williamhbrown.co.uk/Property/SMK104456)

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.

Property Ref:  
SMK104456 - 0013

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01449 614459**



[stowmarket@williamhbrown.co.uk](mailto:stowmarket@williamhbrown.co.uk)



10 Wilkes Way, STOWMARKET, Suffolk, IP14  
1DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)