



Combs Lane, STOWMARKET, IP14 2DA

welcome to

Combs Lane, STOWMARKET

A two-bedroom terraced property situated a short distance from the town centre. The property has been improved by the current owners and offers well-presented accommodation spread over two floors with ample parking and a landscaped garden. Call us now to book your viewing.

Stowmarket

Stowmarket is a charming market town that beautifully blends historical allure with modern amenities. Known for its picturesque landscapes and welcoming community, this quaint town offers a perfect balance of rural tranquillity and urban convenience.

The town is home to several historic landmarks, including the magnificent St. Peter and St. Mary's Church and the Food Museum, which offers a fascinating glimpse into the region's past. The town centre retains its traditional charm, with a delightful mix of period architecture and modern buildings.

Regular local events, farmer's markets, and community gatherings foster a welcoming and inclusive atmosphere. The town's vibrant cultural scene includes theatres, art galleries, and musical performances that cater to diverse tastes and interests.

Stowmarket is well-connected, making it an attractive location for commuters. The town's railway station offers frequent services to London, Cambridge, and Norwich, ensuring that residents can easily access major cities for work or leisure. Additionally, the nearby A14 provides convenient road links to the rest of the country.

The town offers a variety of amenities, supermarkets, and a range of local shops and boutiques. Stowmarket's educational facilities are highly regarded, with several primary and secondary schools available to residents. Additionally, healthcare services are readily accessible, with local clinics and a hospital nearby.

Combs Lane

This terraced home presents a fantastic opportunity for first-time buyers and investors alike. With its blend of comfort and practicality, this property is sure to impress with its thoughtful design and convenient features.

Upon entering, you are welcomed into a cosy living room, complete with a charming, exposed brick fireplace that adds warmth and character to the space. The kitchen is well-appointed, featuring an under stairs pantry for additional storage, wall and base units with roll top work surfaces, and ample room for your essential appliances. A practical addition to the main floor is the downstairs bathroom, which includes a three-piece suite. This convenient feature ensures that all the essentials are within easy reach for residents and guests.

The upper level of the home boasts two well-proportioned bedrooms. The first bedroom is complete with its own fireplace, exuding a sense of historic charm and comfort. The second bedroom offers a built-in cupboard, perfect for storage, and also provides access to both the loft and an airing cupboard, adding to the home's practicality.

The exterior of the property is equally as appealing as the interior. At the front, the garden is designed for convenience, featuring three off-road parking spaces and a pathway leading to the front door, ensuring easy access for residents and visitors. The rear garden is a beautifully landscaped retreat, enclosed by fences and hedges that provide privacy. This outdoor space includes a hosting patio area ideal for al fresco dining, a well-maintained lawn area, and beautifully arranged flower and shrubbery borders that add a splash of colour. To top it all off, a charming summer house offers a versatile space for leisure or storage.

A recently upgraded boiler and heating system ensures energy efficiency, modern convenience and is a valuable addition, providing peace of mind and comfort year-round. Another improvement made by the current owners is the front door which was upgraded in 2023.





Accommodation

Living Room

Window and door to front, exposed brick fireplace, TV point, radiator and wood laminate flooring.

Lobby

Stairs to first floor, door to;

Kitchen

Window to rear, under stairs pantry, fitted with a range of wall and base units with roll top work surfaces, ceramic sink with drainer and mixer tap, space for cooker, washing machine, dishwasher and fridge freezer, part tiled walls, radiator and ceramic tiled flooring.

Lobby

Part glazed door to side, vinyl flooring and door to;

Bathroom

Frosted window to side, fitted with a suite comprising a panelled bath with shower over, pedestal hand wash basin and low level wc, part tiled walls, heated towel rail and vinyl flooring.

Landing

Carpeted flooring and doors to;

Bedroom One

Window to rear, built in cupboard, access to loft, radiator, airing cupboard and carpeted flooring.

Bedroom Two

Window to front, fireplace, radiator and carpeted flooring.

Outside

Front Garden

Three off street parking spaces and path to door.

Rear Garden

Fence and hedge enclosed, patio and lawn areas, flower and shrubbery borders and summer house.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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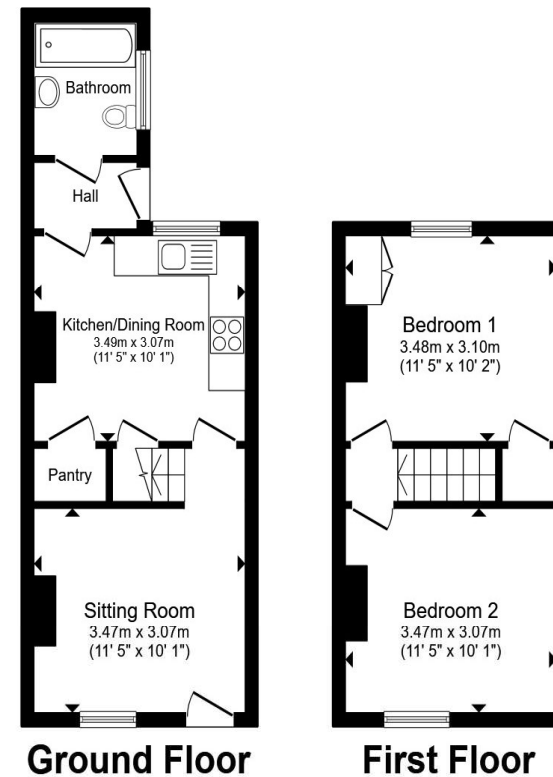
Combs Lane, STOWMARKET

- Two bedroom terraced cottage
- Landscaped garden with summer house
- Ideal for first time buyers & investors
- Recently upgraded boiler & heating system
- Three off-street parking spaces

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£200,000



Total floor area 55.3 m² (596 sq.ft.) approx

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.propertybox.io


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