

# BUCKS

PROPERTY AGENTS



Mehetabel Park Road, Combs, Stowmarket, IP14 2JS

Offers Over £300,000

- Detached Three Bedroom Home
- Shower Room and Bathroom
- In Need of Updating and Modernising
- Sits on a Large Plot
- No Upward Chain
- Study/4th Bedroom
- Two Reception Rooms
- Wooden Framed Double Glazed Windows
- Shared Driveway



# Mehetabel Park Road, Stowmarket IP14 2JS

Nestled on the charming Park Road in Combs, Stowmarket, this detached house presents an excellent opportunity for those seeking a spacious family home. Boasting two reception rooms, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, while the two bathrooms ensure convenience for family and guests alike.

One of the standout features of this home is the additional study, which could easily serve as a fourth bedroom or reception room or office, catering to the needs of a growing family or those who work from home. The property sits on a large plot, providing a wonderful outdoor space for gardening, play, or simply enjoying the fresh air.

While the house is in need of updating and modernising, this presents a fantastic opportunity for buyers to put their own stamp on the property and create a home that reflects their personal style. With no upward chain, the process of moving in can be swift and straightforward.

Off road parking is available, adding to the convenience of this lovely home. This property is perfect for those looking to invest in a spacious and versatile family residence in a desirable location. Combs offers many amenities and is a suburb of Stowmarket offers something for everyone from local, individual and traditional shops, cafes, restaurants, medical facilities, dentists, leisure centre, cinema, schools and railway station with main links to London, Norwich, Bury St Edmunds and Ipswich.

Don't miss the chance to transform this house into your dream home and book a viewing with today.



Council Tax Band: C



#### Hallway:

With front door leading into the property.

#### Study/Bedroom

With window to front.

#### Shower Room:

With window to front, tiled floor, corner shower, pedestal basin and low level WC.

#### Utility:

With stable door leading to the garden and brick floor.

#### Kitchen:

With window to side and window to rear, minimal kitchen units, worktop, sink and drainer, plumbing for washing machine, oven at eye level and brick floor. Archway leading to:-

#### Dining Room:

With window to rear.

#### Sitting Room:

With window to rear, window to side and two windows to front. Built in shelving and feature brick fireplace.

### FIRST FLOOR

#### Bedroom One:

With window to side and two Velux windows.

#### Bedroom Two:

With window to side and Velux window.

#### Bedroom Three:

With window to side and Velux window.

#### Bathroom:

With Velux window. A bathroom suite will need to be fitted.

#### Outside:

The property sits on a generous sized plot. A shared driveway leads to a private driveway which offers off road parking. There are mature shrubs, trees, hedging and a workshop.

#### AGENT NOTE:

There is no hot water or heating to the property.



## Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd At the roundabout, take the 2nd exit onto Needham Rd At the roundabout, take the 1st exit onto Poplar Hill Slight right onto Park Rd Destination will be on the left

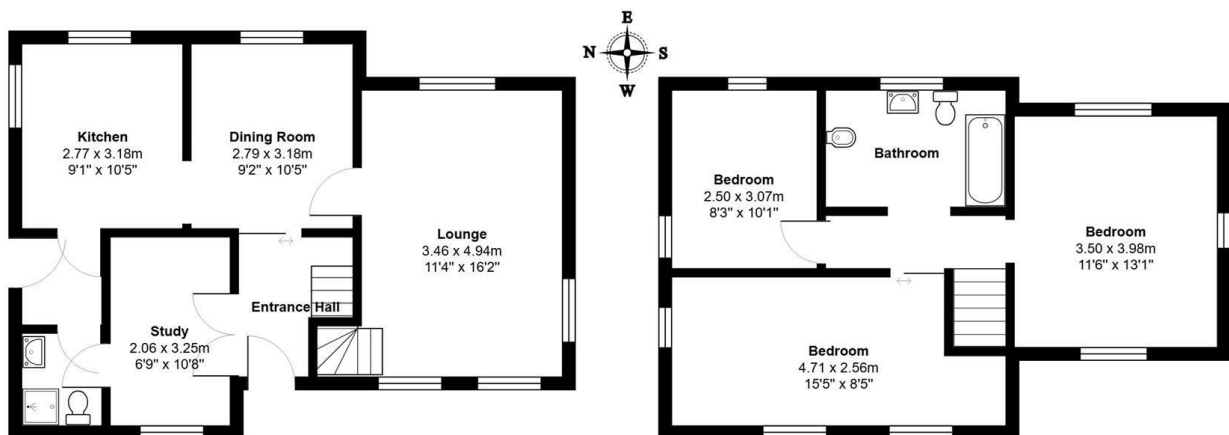
## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Room In Roof

Total Area: 101.7 m² ... 1095 ft²