

# BUCKS

PROPERTY AGENTS



135 Lime Tree Place, Stowmarket, IP14 1BT

Asking Price £200,000

- Mid Terrace Property
- Newly Fitted Bathroom
- Gas Radiator Central Heating
- Utility Area
- Close to Local Amenities
- Two Bedrooms
- Sealed Unit Double Glazing
- Kitchen/Diner
- One Off Road Parking Space



# 135 Lime Tree Place, Stowmarket IP14 1BT

Nestled in the charming Lime Tree Place of Stowmarket, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Boasting two cosy bedrooms, this property is ideal for those seeking a tranquil abode in a desirable location.

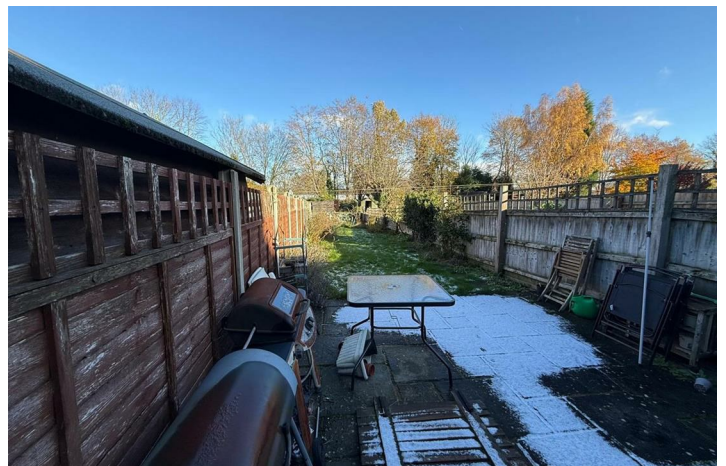
Step inside to discover a brand new bathroom, adding a touch of modern elegance to this traditional home. The utility area provides practicality and extra storage space, ensuring a clutter-free living environment. With one off road parking space finding a spot at the end of the day will be hassle free.

Situated close to local amenities Stowmarket offers something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, schools and railway station with main links to London, Norwich, Bury St Edmunds and Ipswich.

Don't miss the opportunity to make this lovely house your new home in the heart of Stowmarket and book a viewing with us today.



Council Tax Band: A



### **Sitting Room:**

With window to front, laminate flooring, feature fire surround with electric fire inset and radiator.

### **Inner Hallway:**

With stairs to first floor leading to a small landing area with loft access.

### **Kitchen/Diner:**

With window to rear, range of high and low level units, worktops, stainless steel sink and drainer. Space for cooker with extractor hood and fan, space for fridge freezer, tiled splashbacks, wall hung combi boiler and tiled floor.

### **Utility Area:**

With door leading out to the rear garden, high level storage cupboards, space for fridge freezer, space for tumble dryer, plumbing for washing machine and tiled floor.

### **Bathroom:**

This has been newly fitted with a bath with mixer tap and rainfall shower over, basin over vanity unit, low level WC, matching wall and floor tiles and heated towel rail. There is a window to rear.

## **FIRST FLOOR**

### **Bedroom One:**

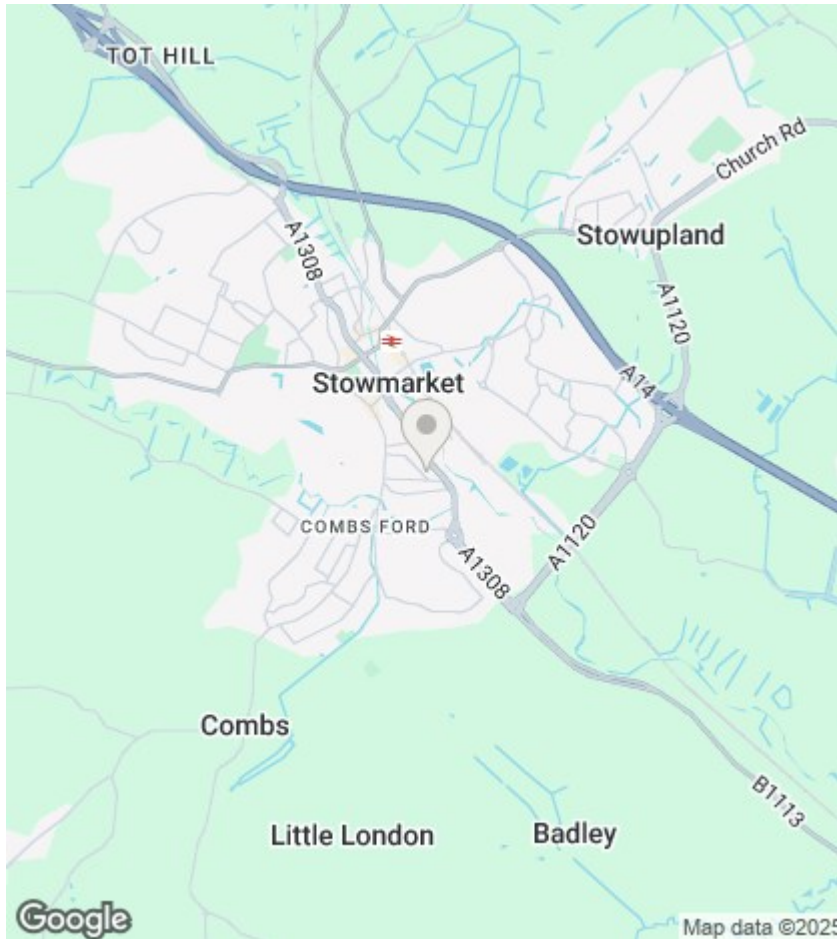
With window to front, built in cupboard and radiator.

### **Bedroom Two:**

With window to rear and radiator.

### **Outside:**

To the front of the property is a pathway leading to the front door and paving providing off road parking for one vehicle. The rear garden comprises of lawn, shrub borders, patio area and the garden is fenced either side.



## 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 Turn left onto Lime Tree Pl Turn right to stay on Lime Tree Pl Destination will be on the left

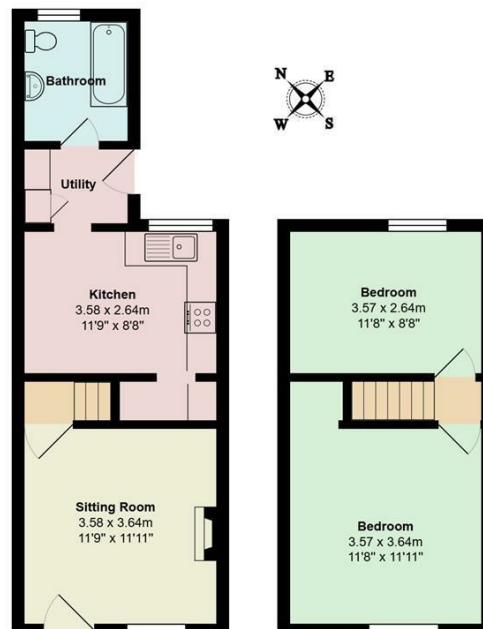
## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 59.9 m² ... 645 ft²

All measurements are approximate and for display purposes only