

BUCKS

— PROPERTY AGENTS —



145 Lime Tree Place, Stowmarket, IP14 1BT

Offers Over £195,000

- Semi Detached Home
- Downstairs Shower Room
- Gas Radiator Central Heating
- Close to Local Amenities
- Two Bedrooms
- Sealed Unit Double Glazing
- Off Road Parking for Two Vehicles
- Desirable Location

145 Lime Tree Place, Stowmarket IP14 1BT

Welcome to this charming semi-detached house located in the desirable Lime Tree Place, Stowmarket. This delightful property boasts a well-proportioned reception rooms, perfect for both relaxation and entertaining. With two comfortable bedrooms, it offers ample space for a small family or professionals seeking a peaceful retreat.

The bathroom, ensures convenience and comfort for its residents. A standout feature of the property is the inviting fireplace, which adds a touch of character to the living space. Outside, you will find a courtyard to the side, providing a private area for outdoor enjoyment.

Additionally, the property offers parking for two vehicles, a valuable asset in this bustling area.

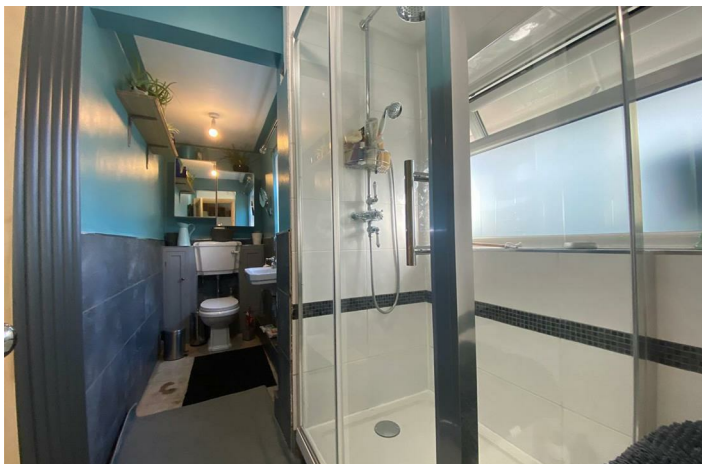
Situated close to local amenities, this home is perfectly positioned for easy access to what Stowmarket has to offer such as shops, schools, and recreational facilities, making it an excellent choice for those who appreciate convenience and community living.

Within walking distance to the railway station with main rail links to London, Cambridge, Bury St Edmunds and Ipswich making this is an ideal location for those who wish to commute.

This semi-detached house in Lime Tree Place is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood with all the essentials at their fingertips. Don't miss the chance to make this lovely property your new home and book a viewing with us today.



Council Tax Band: B



Sitting Room:

With window to front, feature fireplace (currently blocked), TV point, built in cupboard and radiator.

Dining Room:

With window to rear, under stairs cupboard, door leading to the stairs to first floor and radiator.

Archway to:

Kitchen:

With window to side and door to outside. Range of high and low level units, worktops, tiled splashbacks, stainless steel sink and drainer. Electric hob with extractor hood and fan, plumbing for washing machine and full length radiator.

Shower Room:

With two windows to side, shower cubicle, extensively tiled walls, low level WC, basin and full length radiator.

FIRST FLOOR

Bedroom One:

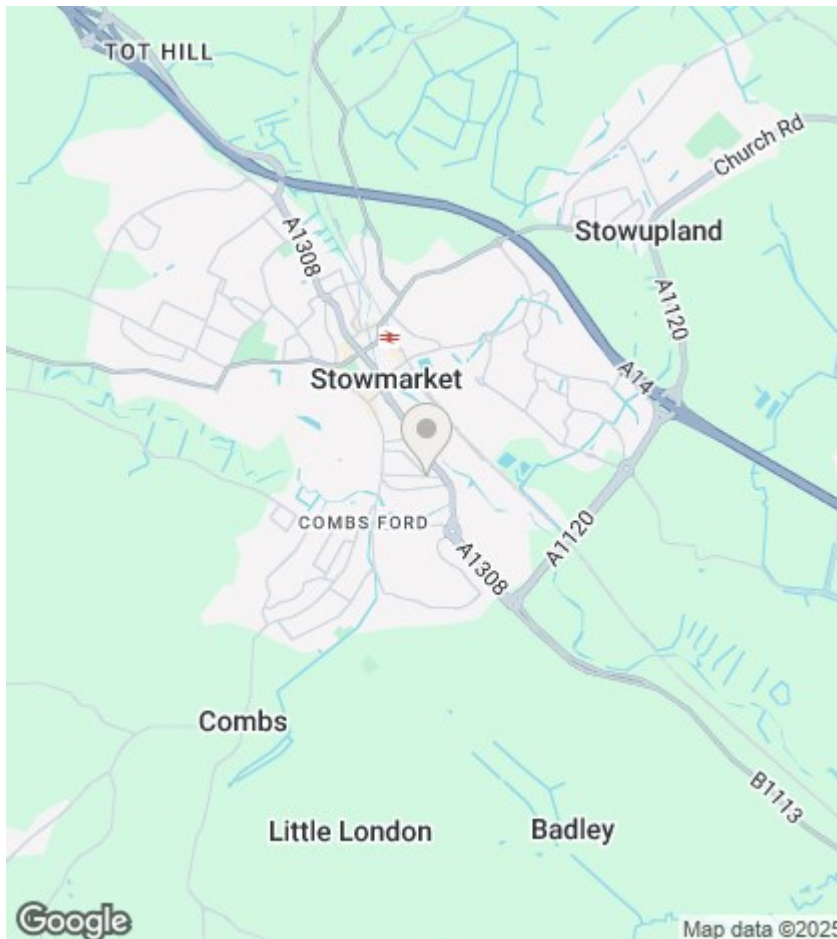
With window to front, built in wardrobe with storage above and radiator.

Bedroom Two:

With window to rear, loft access and radiator.

Outside:

To the front of the property are shrubs, wall, fencing and off road parking for two vehicles. A wrought iron gates leads to a partially enclosed courtyard area featuring a large shed.



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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor
Approx. 39.2 sq. metres (422.3 sq. feet)



Total area: approx. 66.1 sq. metres (712.0 sq. feet)

First Floor

Approx. 26.9 sq. metres (289.7 sq. feet)

