

# BUCKS

PROPERTY AGENTS



28 Lime Tree Place, Stowmarket, IP14 1BT

Offers Over £200,000

- Two Bedrooms
- Two Reception Rooms
- Open Fireplaces
- Sealed Unit Double Glazed
- Combi Boiler Fitted September 2025
- Mid Terraced Victorian House
- Utility Area
- Karndean Floor
- Gas Radiator Central Heating
- Close To Local Amenities

# 28 Lime Tree Place, Stowmarket IP14 1BT

Welcome to the charming area of Lime Tree Place, Stowmarket, this delightful mid-terraced Victorian house offers a perfect blend of character and modern comfort. With two inviting reception rooms, this property is ideal for both relaxation and entertaining. The sitting room features an open fireplace, creating a warm and welcoming atmosphere, while the dining room provides a lovely space for family meals or gatherings with friends. The house boasts two well-proportioned bedrooms, ensuring ample space for rest and privacy. The first bedroom also includes an open fireplace, adding a touch of elegance and charm to the room. Throughout the property, you will find original floorboards that enhance its period features, complemented by stylish Karndean flooring in key areas. A modern combi boiler, fitted in September 2025, ensures efficient heating and hot water, providing peace of mind for future residents. This home is not only a beautiful example of Victorian architecture but also offers the practicality needed for contemporary living.

With its prime location in Stowmarket, residents will enjoy easy access for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich, making it an excellent choice for families and professionals alike. This property presents a wonderful opportunity to own a piece of history while enjoying the comforts of modern life. Don't miss the chance to make this charming house your new home.



Council Tax Band: A



### Entrance Porch

With two windows to side and tiled floor.

### Sitting Room

With window to rear, stairs leading to first floor, understairs cupboard and open fireplace.

### Dining Room

With window to front, original floorboards, open fireplace and radiator.

### Kitchen

With window to side, range of low units, sink and drainer, wooden worktops, tiled splashbacks, gas hob, electric double oven, space for fridge freezer, shelving, Karndean floor and radiator.

### Utility Area

With plumbing for washing machine, Combi boiler on the wall, tiled splashbacks and Karndean floor.

### Rear Porch

With door leading to outside.

### First Floor Landing

With loft access.

### Bedroom One

With window to front, built-in wardrobe, original floorboards, open fireplace and radiator.

### Bedroom Two

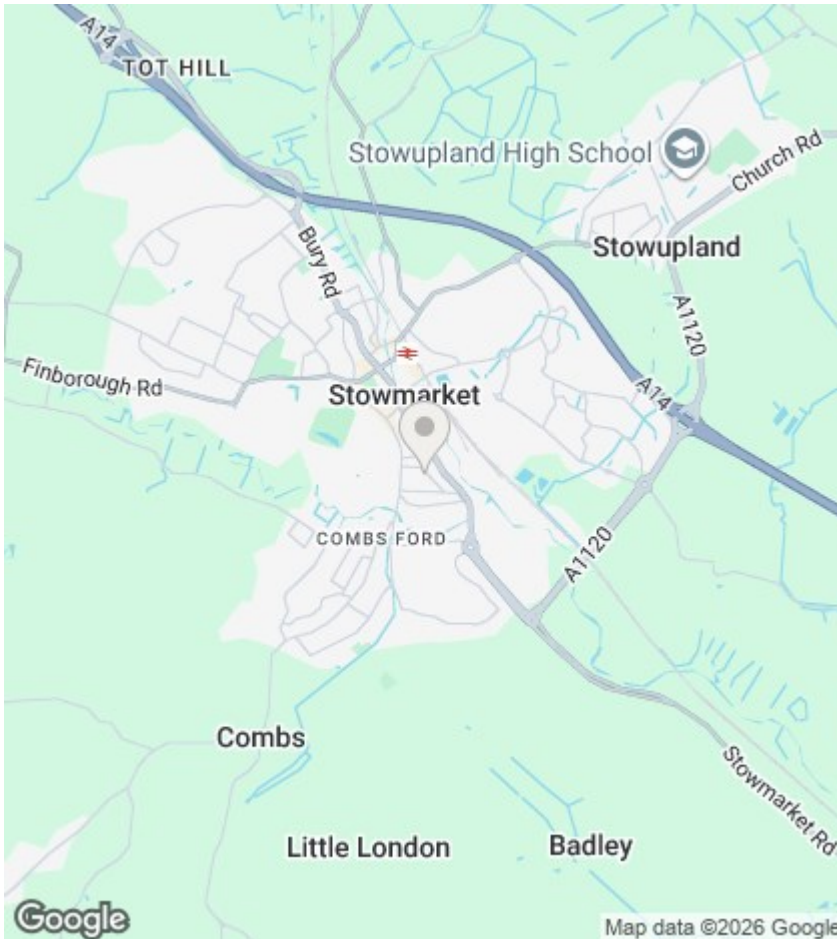
With window to rear, original floorboards and radiator.

### Bathroom

With window to rear, corner shower cubicle, bath, low level W/C, pedestal basin, tiled splashbacks, shaver point, Karndean floor and heated towel rail.

### Outside

To the front of the property is a block paved pathway leading to the front door, gravel area, hedging and brick wall to front and side. To the rear of the property is a rear garden comprising of patio area ideal for outside entertaining, covered area with artificial grass with shingle, lawn, shrubs, trees, brick built shed, shed, gate to shared access and fencing.



## Directions

Market Place, Stowmarket IP14 1DT, UK 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 Arrive: Lime Tree Place, Stowmarket IP14 1BT, UK

## 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		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	