



19 Marriotts Walk, Stowmarket, Suffolk, IP14 1AF, IP14 1AF

Offers in Excess of £250,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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ENTRANCE HALL

Composite Front Door, wood flooring, dado rail, service hatch to dining area and stairs off.

LOUNGE/ DINER

23' 6" x 12' 5" (7.16m x 3.78m) Lounge Area - Bay window to front aspect, feature fire place with surround and hearth, dado rail, radiator and wood flooring.

Dining Area - Patio doors to rear garden, coving, radiator and wood flooring.

KITCHEN

8' 11" x 7' 8" (2.72m x 2.34m) Matching wall & base units with oak worktops, tiled splashback, integrated 4 ring induction hob with extractor over, oven, ceramic 1 1/2 sink & drainer with hot & cold mixer tap, integrated dishwasher, tiled flooring, windows to side aspect and door to the Utility.

CLOAKROOM

Window to side aspect, wash hand basin, W.C., and tiled flooring.

UTILITY ROOM

8' 3" x 6' (2.51m x 1.83m) UPVC back door to rear garden, window to rear aspect, tiled flooring, space for fridge/freezer and washing machine, radiator and extractor fan.

LANDING

Window to front aspect, loft hatches and coving.

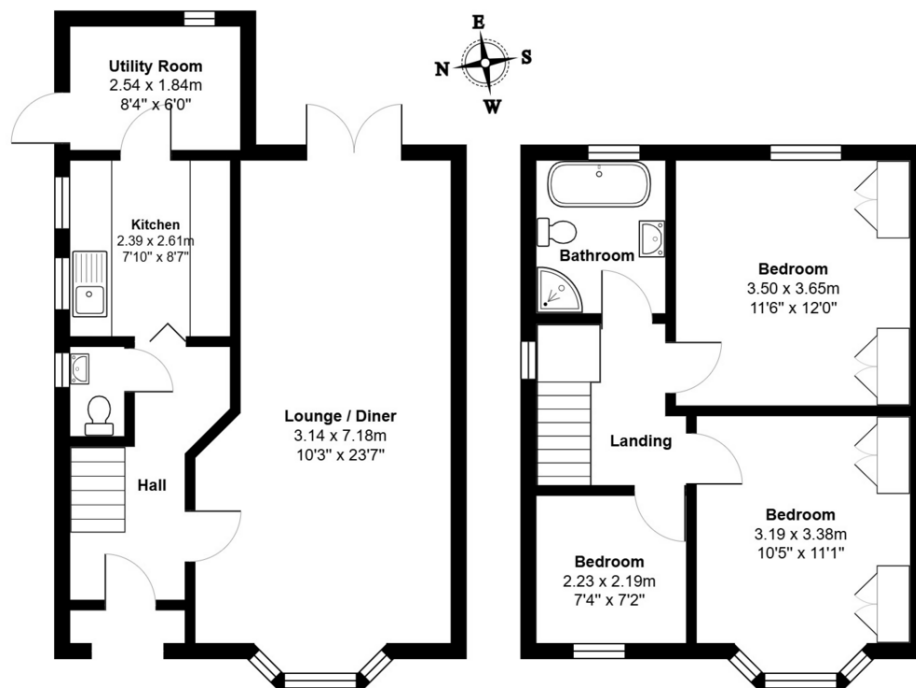
BEDROOM 1

12' 0" x 10' 5" (3.66m x 3.18m) Window to rear aspect, built in wardrobes, cupboard housing the boiler, feature fire place, wall lights and wool carpeted.

BEDROOM 2

12' 7" x 9' 7" (3.84m x 2.92m) Bay window to front aspect, built in wardrobes, radiator and wool carpeted.





BEDROOM 3

7' 5" x 7' 3" (2.26m x 2.21m) Window to front aspect, radiator and wool carpeted.

BATHROOM

Panel bath, hand wash basin with mirror vanity unit, W.C., corner shower cubicle with seat and jets, vertical radiator, tiled walls and floor and window to rear aspect.

OUTSIDE

Patio area, mostly laid to lawn, mature shrubs and bushes with 2 fruit trees (Cherry and Dwarf Apple) further patio area and the end of the garden with a water feature. Fence enclosed with side access via a gate.

COUNCIL TAX

Mid Suffolk - Council Tax Band C - £2,171.98

NEAREST SCHOOLS

Primary School - Abbot's Hall Community Primary School
Secondary School - Stowmarket High School

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

SERVICES

We understand all mains services are connected.

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily

comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property

relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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