

**LACY SCOTT
& KNIGHT**

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**Stowmarket
Bond Street**

£120,000

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45 Bond Street Stowmarket



A well presented 3 bedroom Victorian terrace property within easy walking distance of town centre facilities and amenities.

The property is presented with facing brick elevations under a tiled roof and has UPVC sealed unit windows and doors all round.

Internally the property has been largely updated and has an up to date kitchen and bathroom together with a useful utility area.

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Living Room

22'5" x 13'1" (6.8m x 4m), with UPVC window to front, textured and coved ceiling, fireplace area housing gas fired back boiler. T.V. point and staircase off to first floor.

Kitchen

9'5" x 7'1" (2.9m x 2.2m), fitted out with range of modern light wood fronted wall cupboards and base units with fitted work surface and tiled splashbacking and including single drainer stainless steel sink unit with mixer tap. Also having built in stainless steel electric oven with halogen hob over and extractor unit. Space for fridge freezer and halogen inset ceiling lighting.

Rear Lobby

4'7" x 4'4" (1.35m x 1.3m), recess shelved store cupboard and door to garden.

Bathroom

8'5" x 4'5" (2.6m x 1.3m), with modern white suite comprising panelled bath, vanity sink unit and low level w.c. Full wall tiling and tiled floor. Radiator and extractor fan.

Utility Room

9'3" x 5'1" (2.85m x 1.55m), with fitted base units and store cupboard, together with plumbing for washing machine.

FIRST FLOOR

Bedroom 1

11'11" x 11'1" (3.65m x 3.4m), textured and coved ceiling, UPVC window to front and recess store cupboard. Also having t.v. point and radiator.



Bedroom 2

10'11" x 11'5" max (3.3m x 3.5m), textured and coved ceiling, UPVC window to rear and over stair cupboard. Radiator and telephone point. Airing cupboard housing hot water cylinder. Leading through to:-

Bedroom 3

9'6" x 7'2" (2.9m x 2.2m), textured ceiling, laminate wood style flooring, radiator and UPVC window to side.



OUTSIDE

At the rear of the property there is an enclosed garden area which is predominately laid to lawn. Wooden store shed.

Pedestrian access is available via right of way.



Location

Bond Street and adjacent Regent Street are established residential areas consisting of Victorian terrace properties, which are approximately half a mile east of the town centre of Stowmarket.

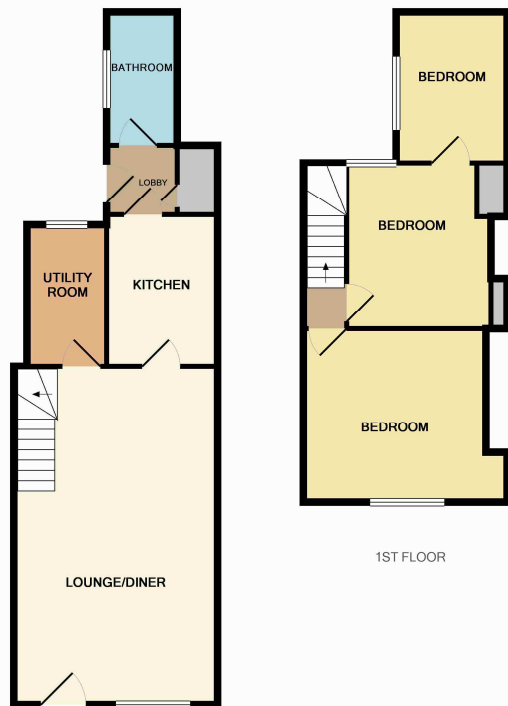
A general range of schooling facilities are available within the town, and easy access is available to the range of shops which is available within the town centre together with facilities which include a cinema, a sports and leisure centre, and a main line rail station which is approximately quarter of a mile from the property. The town is bypassed by the A14 trunk route which provides good road links across the county.

Directions

From Stowmarket town centre proceed eastward towards the railway station and then turn left at the traffic lights into Gipping Way. After approximately 50 yards turn right into Stowupland Street and then take the second turning on the left into Regent Street. Branch right into Bond Street after 50 yards, and the property will be found on the left hand side approximately half way along the road. The postcode is IP14 1HR.

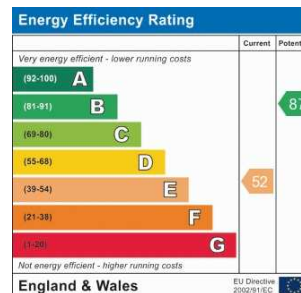
Services

All main services are understood to be connected. Central heating is provided from a gas fired back boiler serving radiators.

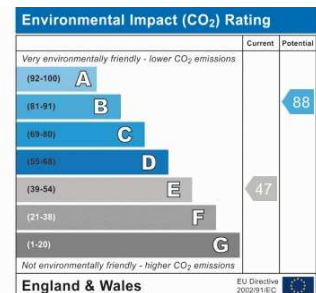


GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address:
45 Bond Street, Old Newton



Property Misdescription Act 1991

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, where appropriate, electricity, plumbing and related items have not been tested by Lacy Scott and Knight and no warranty in their respect is offered within these particulars. Prospective purchasers are advised to have items independently and professionally checked prior to entering in to a contract of sale.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items shown are expressly excluded from the sale unless otherwise stated within the sales particulars.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

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