



Harrier Way, Stowmarket, IP14 5FQ

welcome to

Harrier Way, Stowmarket

An attractive, two-bedroom terraced property located in this sought after location situated close to the town centre & train station. With a secure garden & parking this property should be viewed ASAP. Call now to book in!



Stowmarket

Stowmarket is a charming market town that beautifully blends historical allure with modern amenities. Known for its picturesque landscapes and welcoming community, this quaint town offers a perfect balance of rural tranquillity and urban convenience.

The town is home to several historic landmarks, including the magnificent St. Peter and St. Mary's Church and the Food Museum, which offers a fascinating glimpse into the region's past. The town centre retains its traditional charm, with a delightful mix of period architecture and modern buildings.

Regular local events, farmer's markets, and community gatherings foster a welcoming and inclusive atmosphere. The town's vibrant cultural scene includes theatres, art galleries, and musical performances that cater to diverse tastes and interests.

Stowmarket is well-connected, making it an attractive location for commuters. The town's railway station offers frequent services to London, Cambridge, and Norwich, ensuring that residents can easily access major cities for work or leisure. Additionally, the nearby A14 provides convenient road links to the rest of the country.

The town offers a variety of amenities, supermarkets, and a range of local shops and boutiques. Stowmarket's educational facilities are highly regarded, with several primary and secondary schools available to residents. Additionally, healthcare services are readily accessible, with local clinics and a hospital nearby.

Entrance Hall

Part glazed front door, stairs to first floor, coved ceiling, radiator and wooden laminate flooring.

Cloakroom

Low level WC, hand wash basin with splash back, extractor fan, radiator and ceramic tiled flooring.

Living Room

Patio door to rear, under stairs cupboard, coved ceiling, TV point, radiator and carpeted flooring.

Kitchen

Window to front, wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, electric oven with gas hob and extractor fan over, space for appliances, spotlights and ceramic tiled flooring.

Landing

Access to loft, coved ceiling and carpeted flooring.

Bedroom One

Window to rear, radiator and carpeted flooring.

Bedroom Two

Window to front, built in cupboard, radiator and carpeted flooring.

Bathroom

Low level WC, pedestal hand wash basin, panelled bath with mixer shower spray attachment and screen, part tiled walls, heated towel rail and ceramic tiled flooring.

Rear Garden

Fence enclosed with rear access gate, patio area, laid to lawn and timber shed.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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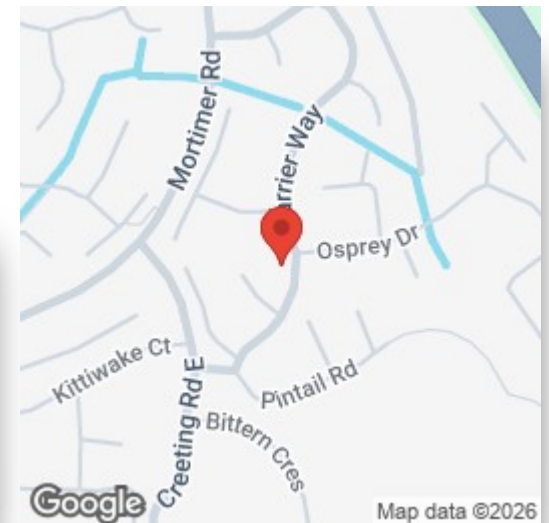
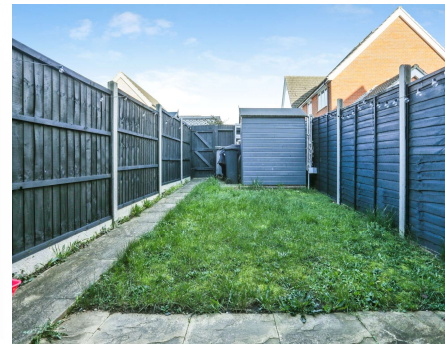
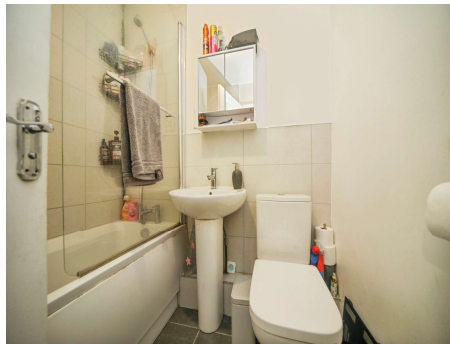
Harrier Way, Stowmarket

- Two bedroom mid-terraced house
- Gas central heated & double glazed
- Allocated parking
- Popular location
- Close to town, schools and travel links

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SMK105314 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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