



Lime Tree Place, STOWMARKET, IP14 1BT

welcome to

Lime Tree Place, STOWMARKET

This recently renovated 2-bed mid-terraced home is beautifully presented throughout & boasts built-in wardrobes, parking for 2 cars & low-maintenance garden. Complemented by a modern combi boiler & heating system & just a short distance to Stowmarket Town Centre & Train Station.

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.

Lime Tree Place

Welcome to this beautifully renovated mid-terraced home located just a short stroll from Stowmarket town centre and the train station, making it the perfect choice for both first-time buyers and savvy investors.

A newly installed block paved driveway welcomes you with ample space for two cars. Enter through a stylish composite front door into a warm and inviting entrance hall.

Relax in the living room featuring a contemporary media wall and an electric decorative fireplace for cosy evenings. The dining area offers another decorative fireplace, space for a fridge freezer, and is finished with luxurious vinyl tile flooring. Seamlessly connected to the dining room, the modern kitchen boasts wall and base units, an electric oven, and space for a dishwasher and washing machine, complemented by luxury vinyl tile flooring. Accessible from the kitchen, the cellar provides additional storage space with power and light.

The first floor landing offers access to the loft and an airing cupboard for convenience. Both bedrooms are generously sized and feature built-in wardrobes, providing ample storage space. The modern bathroom includes a sleek three-piece suite, perfect for unwinding after a long day.

Enjoy the low-maintenance, fence-enclosed garden with artificial grass and a patio area, complete with a rear access gate for additional convenience. This charming property combines modern living with classic appeal, offering a comfortable and stylish home in a prime location. Don't miss the opportunity to make it yours!





Accommodation Entrance Hall

Modern composite front door, stairs to first floor, radiator and carpeted flooring.

Living Room

Window to front, electric decorative fire, media wall, radiator and carpeted flooring.

Kitchen/Dining Room

The kitchen area has a door and window to side, fitted with a range of modern wall and base units with roll top work surfaces, stainless steel single sink with drainer, electric oven with hob and cooker hood over, space for washing machine and dishwasher, spotlights and luxury vinyl tile flooring.

The dining area has a window to rear, decorative fireplace, space for fridge freezer, radiator and luxury vinyl tile flooring.

Cellar

Power and light connected.

First Floor Landing

Access to loft, window to front, airing cupboard, radiator and carpeted flooring.

Bedroom One

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

Bedroom Two

Window to rear, fitted wardrobe across one wall, radiator and laminate flooring.

Bathroom

Frosted window to front, fitted with a modern three-piece suite comprising a panelled bath with shower over, pedestal hand wash basin with mixer tap and splashback and low level WC, heated towel rail and vinyl flooring.

Outside Rear Garden

Fence enclosed with rear access gate, artificial grass and patio area.

Parking

Recently installed block paved driveway with space for two cars.

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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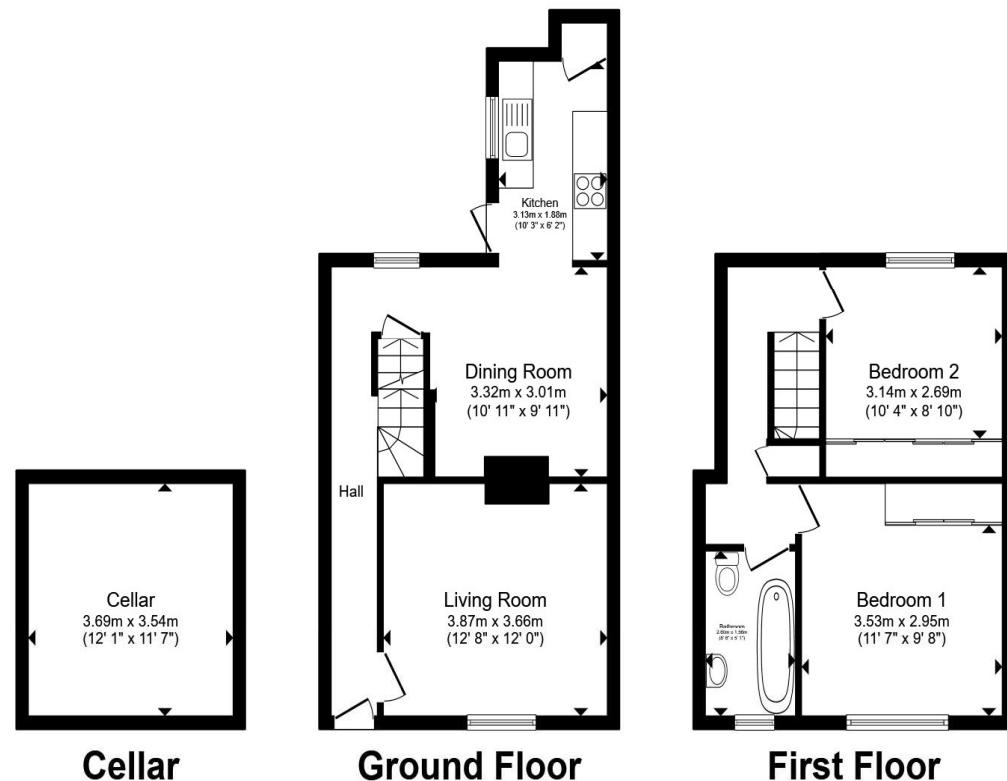
- Recently Renovated Mid-Terraced Home
- Two Bedrooms With Built-In Wardrobes
- Modern Gas Central Heating & Combi Boiler
- Open Plan Kitchen/Dining Room
- Recently Installed Block Paved Driveway for Two Cars

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£220,000



Total floor area 88.1 m² (949 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
SMK105513 - 0016

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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