

**oakheart**



**£240,000**

Offers In Excess Of  
Regent Street, Stowmarket

\*CASH BUYERS ONLY\* Offered for sale in a sought after central location in the highly popular Town of Stowmarket, is this beautiful, versatile, detached three bedroom cottage. It enjoys a plot of approximately just under 1/2 of an acre and backs onto the River Gipping, yet is within immediate proximity of the Town Centre, Mainline Train Station and well regarded Schools!

Regent Street is a traditional Street in Stowmarket that is well known for is close proximity to the Centre of Town. This particular property is one of a kind. It can be found set back from the road on its own private plot that backs onto the River Gipping. The substantial plot

offers peaceful seclusion and boasts a wealth of parking with the added bonus of a timber built garage/shop. Mostly the garden plot is laid to lawn with a fenced border and established trees that frame the River. Subject to the relevant planning consents we believe this is an amazing opportunity to develop the house to create a sizeable extension and further outbuildings.

Internally the accommodation has been well maintained by the current owner with works having been carried out since ownership. The modern finish is entwined with the quirks and tradition of the house. The property is flush with characterful features that briefly

include; A dual sided multi fuel burner set in an exposed brick fireplace, exposed timber joinery, clay tiled flooring, patterned window panes, original timber doors and a clay tiled roof. The accommodation briefly consists of two generous bedrooms on the first floor with an ensuite WC to the master bedroom, a ground floor third bedroom/study, 4 reception rooms, a bathroom and kitchen.

Agents Note - The property is only available via accompanied viewings, please do not drive onto the property without a prior arrangement. The property is offered for sale to cash buyers only due to flood damage and an insurance claim to reflect the same.





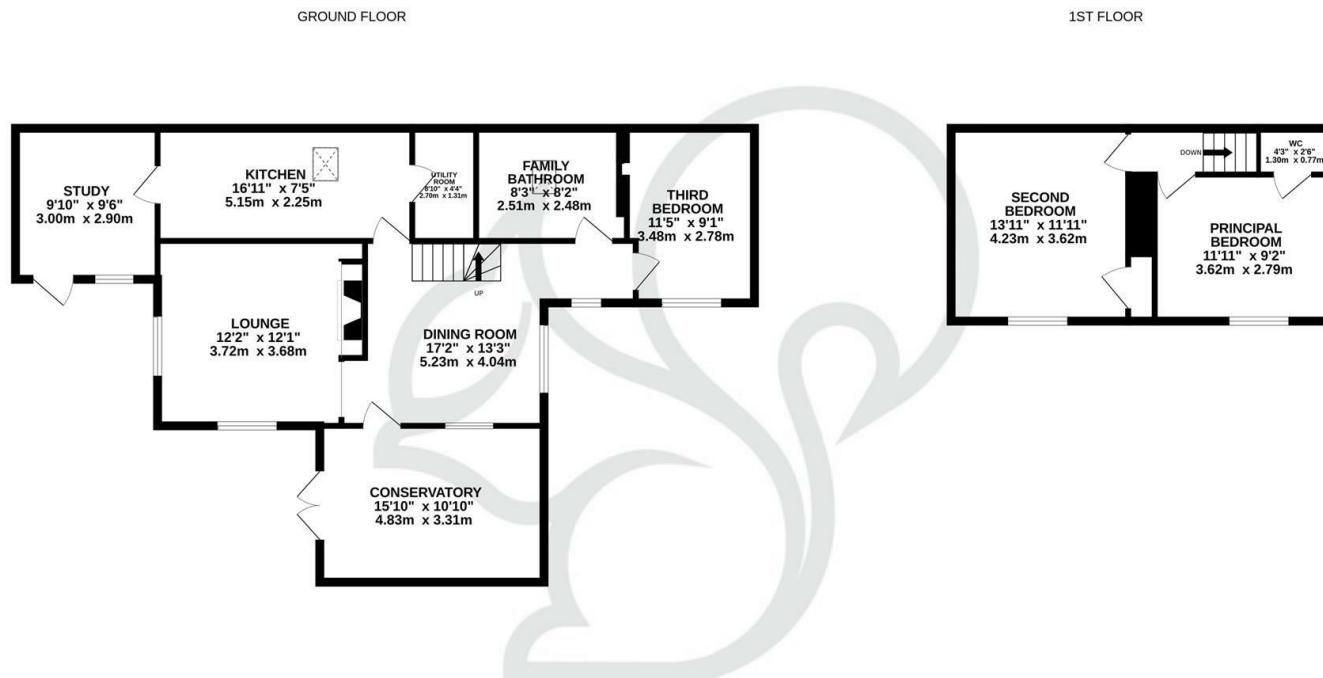




**Local Authority:**

**Tenure:**  
Freehold

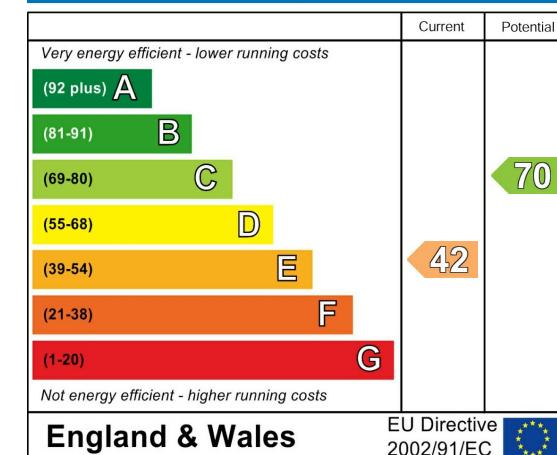
**Council Tax Band:**  
C



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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### Energy Efficiency Rating



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.