

SmartSale

4u



Tannery Road

Combs, Stowmarket IP14 2EL

- Driveway providing off-road parking
- Two-bedroom terraced freehold property
- Kitchen fully stripped out and gutted
- Midway through renovation – ideal investment opportunity

£239,995 Freehold





Location



Full Description

The property offers well-proportioned accommodation comprising two bedrooms and one reception room, providing a solid foundation for redesign and modernisation. The layout lends itself well to reconfiguration or refurbishment, allowing a purchaser to maximise the space according to their own vision and requirements.

The property is currently midway through renovation works and is not habitable in its present condition. The kitchen has been completely stripped out and gutted, with no electrics currently in place. The downstairs requires full rewiring, and the bathroom requires complete refurbishment, including gutting and rewiring. The property therefore offers a blank canvas for a purchaser to redesign and modernise to their own specification. Once completed, the accommodation will comprise two bedrooms and one reception room, with scope to create a well-balanced and contemporary living space. Constructed of traditional brick and offered on a freehold basis, the property also benefits from a driveway providing valuable off-road parking. Located within easy reach of Stowmarket and its range of amenities, transport links and schooling, Combs is a desirable village setting that combines rural charm with everyday convenience. The level of work required has been reflected in the competitive asking price, making this an excellent opportunity to add value in a strong local market.



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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered



incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERT



Local Authority
Council Tax Band **B**
EPC Rating



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