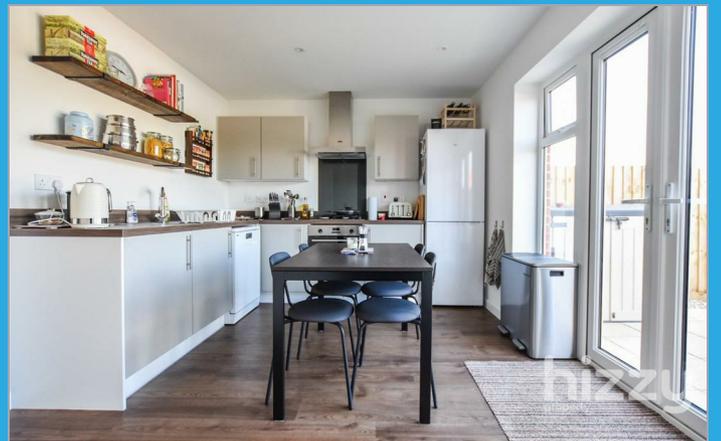


hizzy
property

www.hizzyproperty.co.uk



18 Pipistrelle Drive, Onehouse, Stowmarket, IP14 1GS

£260,000

About the property

The 'Dekker' is a two bedroom mid terraced home with well proportioned accommodation including a lounge, kitchen/diner, utility area, ground floor cloakroom, first floor family bathroom as well as an ensuite shower room. Quality carpets as well as LVT flooring have been laid throughout. There are large French doors off the kitchen/diner that open onto the tiered rear garden which is laid to lawn, with a patio area directly behind the property & a useful storage shed at the bottom of the garden where private side access can also be found. There is an exterior power point as well as an outside tap at the rear of the property. The heating & hot water is gas fired via a combination boiler with HIVE (not tested). The house is also fitted with energy efficient PV solar panels.

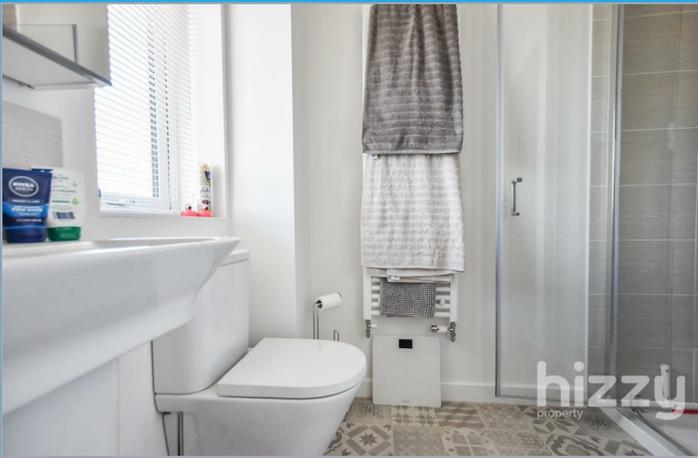
Outside

There are 2 driveways belonging to the property providing off road parking for 2 cars. The rear garden is westerly facing and laid to patio immediately to the rear of the house with lawn covering the area up to steps that lead down to another lawned area. Useful timber storage shed will remain. There is private side access to the rear garden.

Useful info

We understand that all mains services are connected to the property with the heating being gas fired via radiators (not tested by the agents). The property has a band B council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is [///revision.upward.allow](https://www.what3words.com/revision/upward/allow) Broadband Speed: Up to 940 mbps (Source Ofcom) and Mobile Network Outdoor Coverage: EE, O2, Vodafone (Source Ofcom).





Floor Plan

FIRST FLOOR



FIRST FLOOR:

BEDROOM 1
4.83m x 2.40m
15'10" x 7'10"

BEDROOM 2
3.95 m x 2.86m
13'0" x 9'4"

EN SUITE

BATHROOM

GROUND FLOOR



GROUND FLOOR:

LOUNGE
3.75 m x 4.17m
12'4" x 13'8"

KITCHEN / DINING
3.70m x 3.01m
12'2" x 9'10"

UTILITY
1.05 m x 1.70m
3'5" x 5'7"

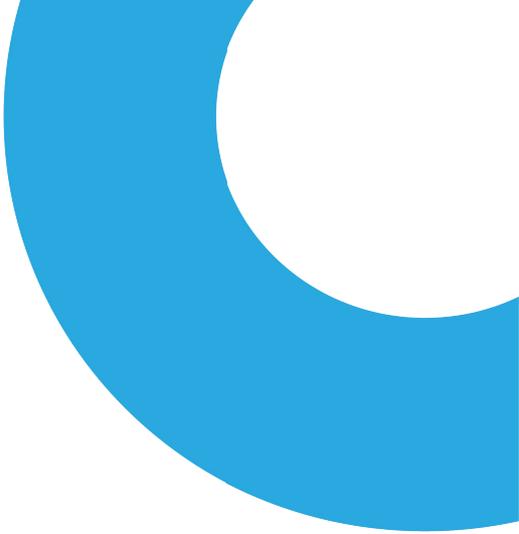
CLOAKS

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		88	90
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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