







## Bridge Street, Stowmarket, £325,000

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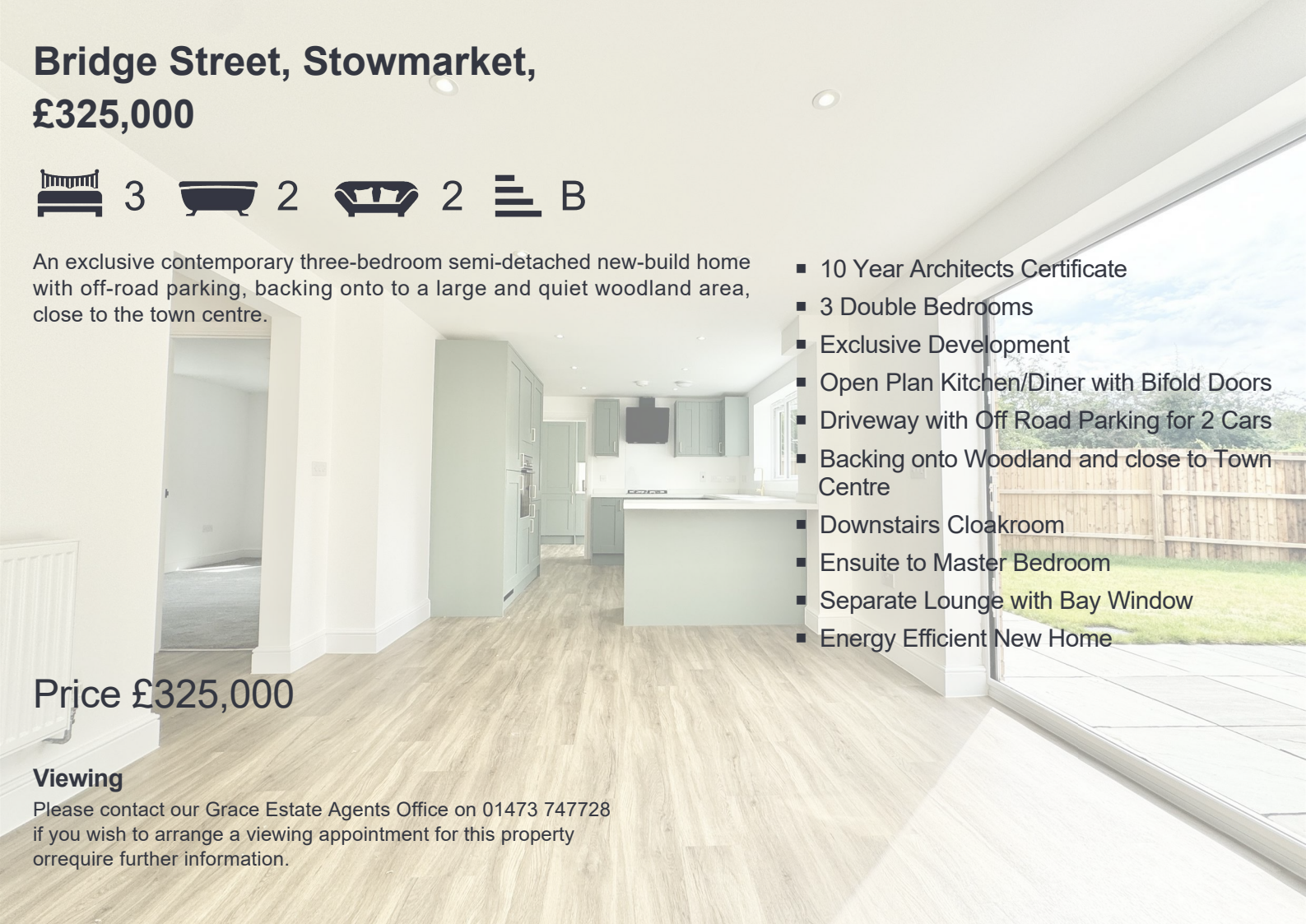
An exclusive contemporary three-bedroom semi-detached new-build home with off-road parking, backing onto to a large and quiet woodland area, close to the town centre.

- 10 Year Architects Certificate
- 3 Double Bedrooms
- Exclusive Development
- Open Plan Kitchen/Diner with Bifold Doors
- Driveway with Off Road Parking for 2 Cars
- Backing onto Woodland and close to Town Centre
- Downstairs Cloakroom
- Ensuite to Master Bedroom
- Separate Lounge with Bay Window
- Energy Efficient New Home

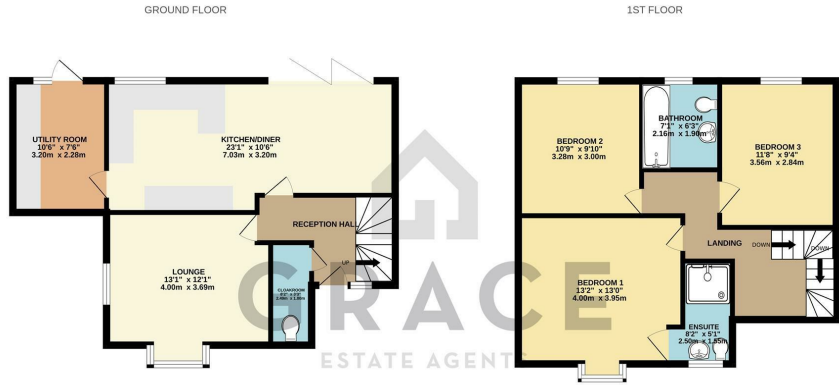
**Price £325,000**

### Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.







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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		94	(92 plus) A		
(81-91) B	86		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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 firms employment has the authority to make or give any representation or warranty in respect of the property.