

# BUCKS

PROPERTY AGENTS



4 Elizabeth Way, Stowmarket, IP14 5AX

Guide Price £250,000

- 3 Bedroom Semi Detached
- Close to Railway Station
- Double Glazing
- Garage in Block
- No Onward Chain
- Gas Central Heating (Not Tested)
- Conservatory
- Kitchen/Diner



# 4 Elizabeth Way, Stowmarket IP14 5AX

NO ONWARD CHAIN - Guide Price £250,000 to £260,000 - 3 Bedroom semi detached property conveniently located close to the Railway station and town. Extended at the rear with a Conservatory Gas Central Heating, Double Glazing, Garage in Block. Layout of Entrance Hallway, Living Room, Kitchen/Dining room, Conservatory, 3 Bedrooms and a Bathroom, Front and rear gardens.



Council Tax Band: B



### ENTRANCE HALLWAY

Front door into Entrance hallway, Wooden flooring, Under stairs cupboard, Radiator, Stairs off.

### LIVING ROOM

16'4" x 11'2"

Double glazed window to front, Radiator.

### KITCHEN/DINER

17'6" x 8'9"

Fitted Kitchen units and work tops, Double glazed window. space and plumbing for washing machine and dishwasher, Radiator. Sliding doors into Conservatory.

### CONSERVATORY

11'1" x 7'10"

Upvc windows to side and rear. French doors at side into the garden.

### LANDING

Airing Cupboard. Loft access.

### BEDROOM

13'6" x 9'2"

Double glazed window to front, Radiator, Built in double cupboard.

### BEDROOM

9'0" x 8'5"

Double glazed window to rear, Radiator

### BEDROOM

8'0" x 8'7"

Double glazed window to front, Radiator. Built in cupboard.

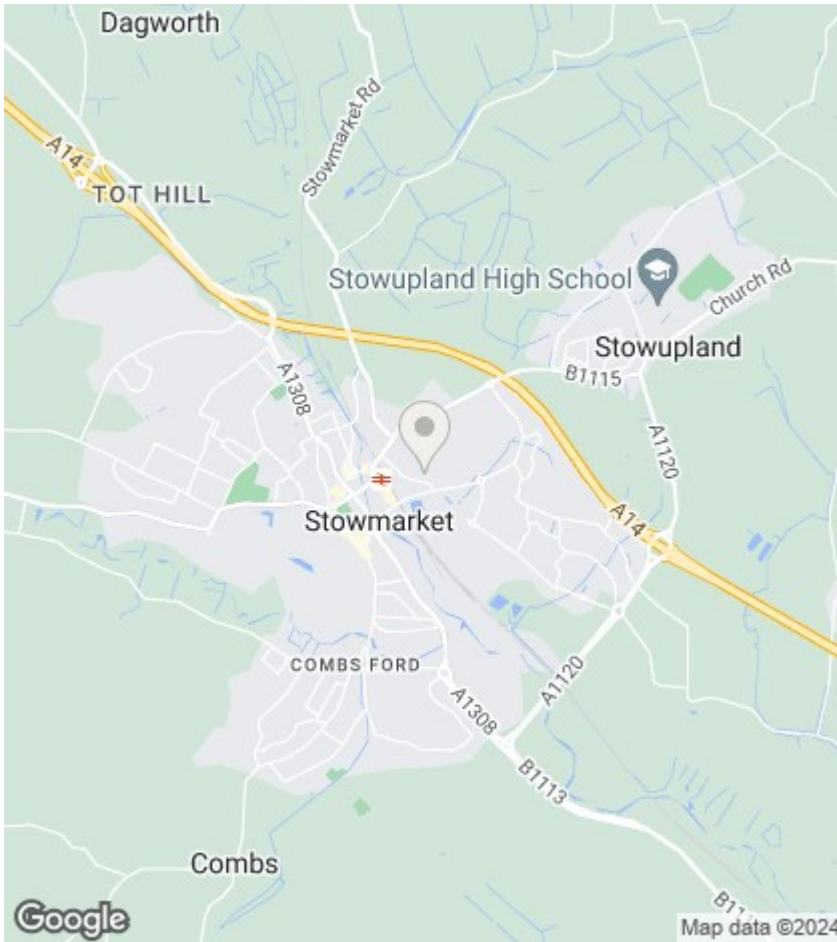
### BATHROOM

8'9" x 5'6"

Double glazed window to rear, Bath with Shower Over, Wc, Wash basin. Towel Radiator.

### OUTSIDE

There is a garage in a block at the front. Garden is lawned with path to front door, Side access to rear garden, Split level garden with decking and steps down to lawned area, Enclosed fencing.



## Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn left onto Navigation Approach Turn left onto Creting Rd W Turn right onto Elizabeth Way Destination will be on the left

## Viewings

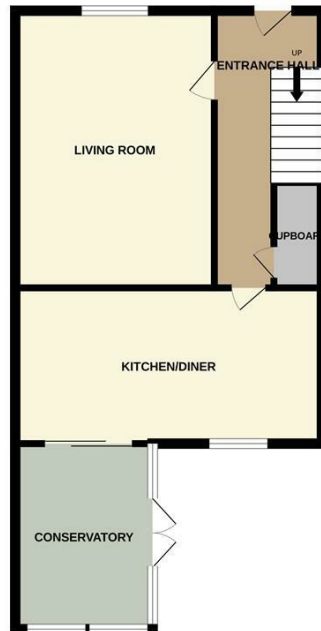
Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



3 BEDROOM SEMI DETACHED

TOTAL FLOOR AREA: 933 sq.ft. (86.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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