

# BUCKS

PROPERTY AGENTS



2 Pond Farm Bungalows, Church Road, Old Newton, Stowmarket, IP14 4EL

Guide Price £230,000

- DETACHED BUNGALOW
- VILLAGE LOCATION
- NO UPWARD CHAIN
- NEWLY CARPETED THROUGHOUT
- THREE BEDROOMS
- VACANT POSSESSION
- NEWLY INSTALLED BOILER

# Church Road, Stowmarket IP14 4EL

Bucks Property Agents are delighted to offer for sale this THREE BEDROOM DETACHED BUNGALOW with VACANT POSSESSION and NO UPWARD CHAIN located in the popular village of OLD NEWTON. Having only had one set of owners the property boasts SEALED UNIT DOUBLE GLAZING, OIL RADIATOR CENTRAL HEATING, 2 double bedrooms and has recently been fitted with a new boiler and new carpeting throughout. Old Newton has many amenities including local business, village shop and Post Office, Church and recreation centre.

The agents would recommend an internal inspection at the earliest opportunity too appreciate this excellent accommodation on offer.



Council Tax Band: B



#### **HALLWAY:**

With loft access, radiator and airing cupboard that houses the hot water tank.

#### **SITTING ROOM:**

With patio doors to rear, radiator and TV point.

#### **KITCHEN:**

With range of high and low level units, electric hob and oven with extractor hood and fan, stainless steel sink and drainer, plumbing for slimline dishwasher and washing machine, space for fridge freezer, tiled floor and tiled splash backs, radiator and window to rear.

#### **BEDROOM ONE:**

With window to front, vinyl style flooring, radiator and fitted wardrobes to one wall.

#### **BEDROOM TWO:**

With window to front and radiator.

#### **BEDROOM THREE:**

With window to side and radiator.

#### **SHOWER ROOM:**

With window to side, low level WC, pedestal basin, shower in separate cubicle, tiled floor and splash backs and radiator.

#### **OUTSIDE:**

To the front of the property is shingle areas, block paving providing off road parking. There is a side gate leading to the rear garden that comprises of block paving and the boiler is located outside. The garden is surrounded by fencing.





## Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Continue to follow B1115 At the roundabout, take the 1st exit onto Newton Rd/B1113 Continue to follow B1113 Turn right onto Church Rd Turn right Destination will be on the right

## Viewings

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

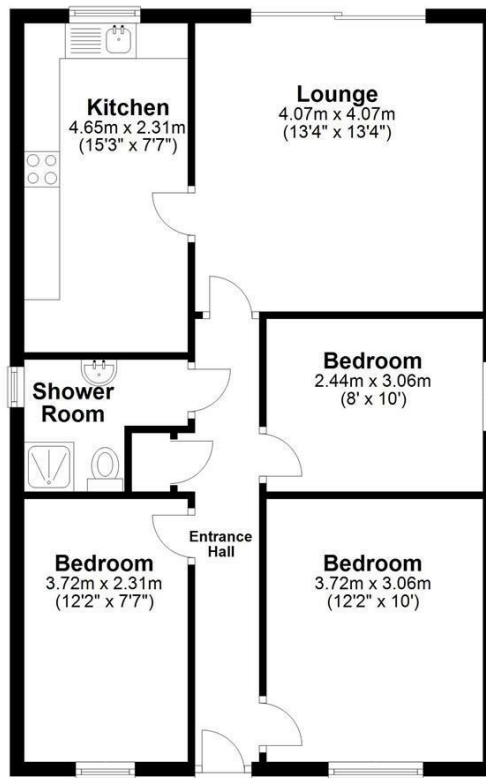
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(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

Approx. 67.5 sq. metres (727.1 sq. feet)



Total area: approx. 67.5 sq. metres (727.1 sq. feet)  
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