

BUCKS

PROPERTY AGENTS



8 Oak Road, Stowupland, Stowmarket, IP14 4DP

Price Guide £325,000

- Detached Bungalow
- Sealed Unit Double Glazing
- Updating and Modernisation Needed
- Off Road Parking
- No Upward Chain
- Three Bedrooms
- Gas Radiator Central Heating
- Single Garage
- Vacant Possession
- Utility Room

8 Oak Road, Stowmarket IP14 4DP

Bucks Property Agents are delighted to offer this excellent opportunity to purchase THREE BEDROOM DETACHED BUNGALOW in need of modernisation and updating. With VACANT POSSESSION and NO UPWARD CHAIN the property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, TWO RECEPTION ROOMS, WET ROOM, SINGLE GARAGE, OFF ROAD PARKING and GOOD SIZED GARDENS to the rear with a brick built summer house. Stowupland has many amenities including schools, local business, pubs and easy access to the A14 corridor providing access to larger towns such as Ipswich and Bury St Edmunds. The nearest railway station is about 5 minutes' drive away in the market town of Stowmarket with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge. Stowmarket also offer many more amenities such as four major supermarkets, leisure centre and cinema. The agents would recommend an internal inspection at the earliest opportunity to appreciate this outstanding accommodation on offer.



Council Tax Band: C



Entrance Porch:

Leading to:

Hallway:

With loft access and radiator.

Sitting Room:

With window to rear, TV point and two radiators.

There are doors and glass leading to:

Dining Room:

With window to rear, radiator and door leading to:

Utility/WC:

With two windows to side, low level WC, hand basin and vinyl flooring.

Kitchen:

With window to side, range of high and low level units, sink and drainer, tiled splash backs, space for fridge, gas hob and electric oven with extractor hood and fan and wall hung boiler.

Bedroom One:

With window to front, fitted double wardrobes, storage cupboards and radiator.

Bedroom Two:

With window to front, two double wardrobes and two single wardrobes, storage cupboards and radiator.

Bedroom Three:

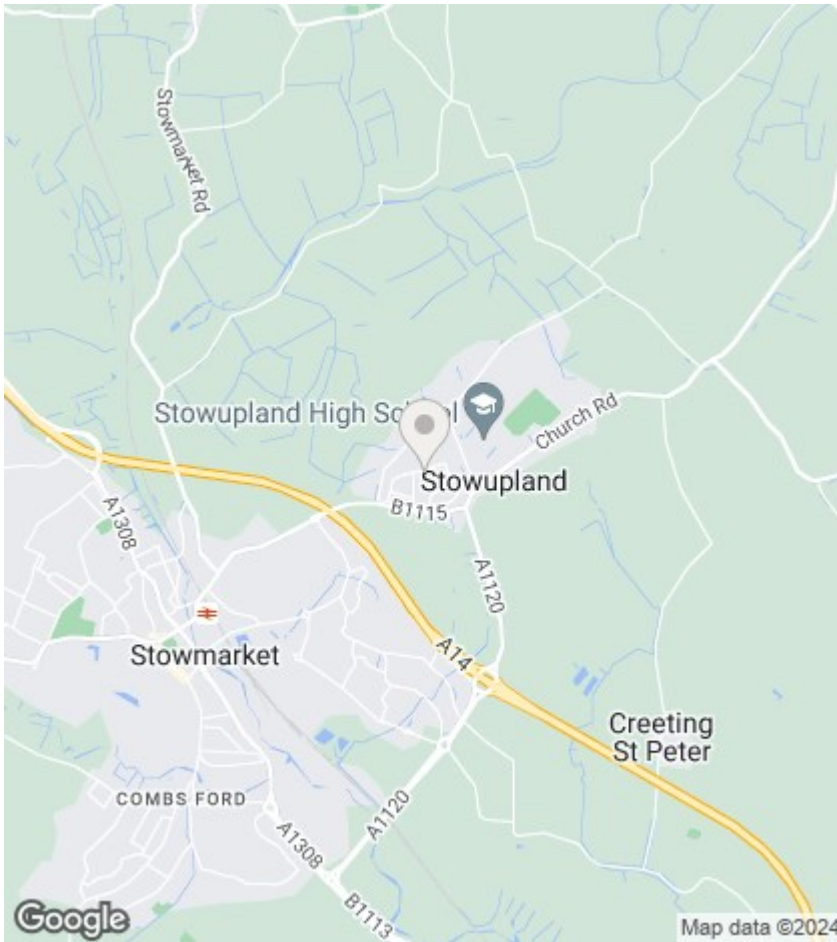
With window to rear and airing cupboard that houses the hot water tank.

Wet Room:

With window to side, fully tiled walls, shower, low level WC, hand basin, and radiator.

Outside:

To the front of the property is a gravel area, slabs, shrubs, miniature wall and fencing. There is a driveway providing off road parking for several vehicles leading to single garage with electric roller door, power and light connected and personnel door to side, A gate leads to a good sized rear garden that comprises of lawn, patio, mature shrubs and trees and there is a brick built summer house and 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 Turn right onto Gipping Way/A1308 Turn left onto Navigation Approach At the roundabout, take the 2nd exit onto Mortimer Rd At the roundabout, take the 2nd exit onto B1115 Turn left onto Felix Rd Turn right onto Oak Rd Destination will be on the left

Viewings

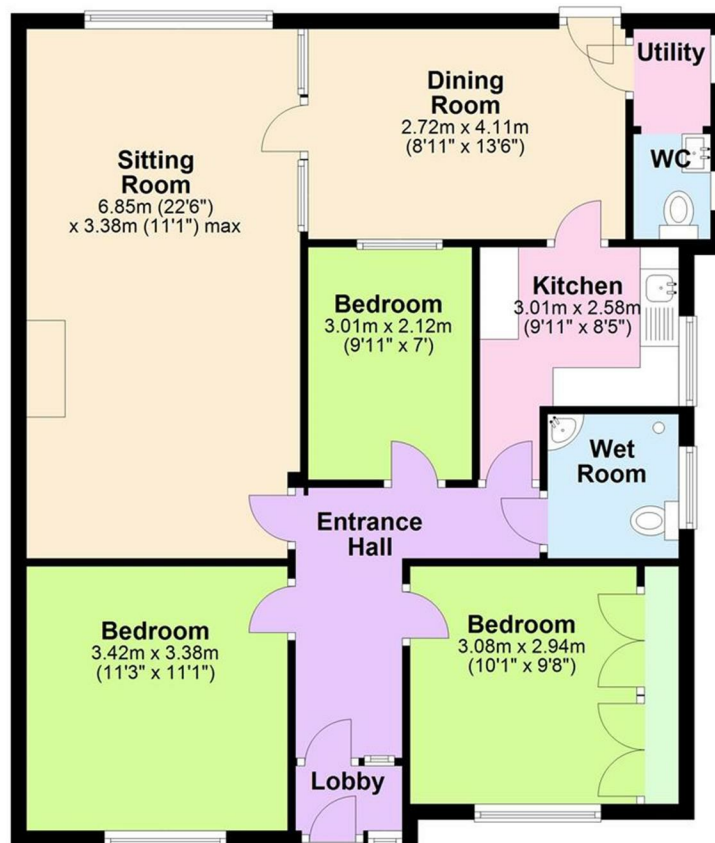
Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. 87.5 sq. metres (941.5 sq. feet)



Total area: approx. 87.5 sq. metres (941.5 sq. feet)