

# BUCKS

PROPERTY AGENTS



27 Shakespeare Road, Stowmarket, IP14 1TU

£360,000

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- SEALED UNIT DOULE GLAZING
- SINGLE GARAGE
- QUIET CUL DE SAC
- DETACHED HOME
- EN SUITE TO MASTER BEDROOM
- GAS RADIATOR CENTRAL HEATING
- OFF ROAD PARKING
- \*\*\*\*VACANT POSSESSION & CHAIN FREE\*\*\*\*

# 27 Shakespeare Road, Stowmarket IP14 1TU

Bucks Property Agents are delighted to offer a rare opportunity to purchase this "CHAIN FREE" FOUR BEDROOM DETACHED HOME situated in a quiet cul-de-sac in a sought after area of STOWMARKET. Owned since new for 35 years by the current vendor the property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, EN SUITE to MASTER BEDROOM, GOOD SIZED LIVING ACCOMMODATION THROUGHOUT, SINGLE GARAGE, OFF ROAD PARKING and SPACIOUS GARDENS to front and rear. The property is sold with the benefit of VACANT POSSESSION and NO UPWARD CHAIN.

Stowmarket itself offers many amenities including local business, schools, leisure centre, cinema, restaurants, pubs, major supermarkets, Railway Station with main rail links to London Liverpool Street, Bury St Edmunds, Cambridge, Norwich and easy access to the A14 corridor. The agents would recommend an internal inspection at the earliest opportunity to appreciate this excellent accommodation on offer.



Council Tax Band: D



### Hallway:

With understairs cupboard, shelved airing cupboard that houses the hot water tank and radiator.

### Cloakroom:

With window to side, low level WC, hand basin and radiator.

### Kitchen:

With window to rear, range of high and low level units, vinyl style flooring, sink and drainer and tiled splashbacks. Electric double oven at eye level and gas hob with extractor hood and fan, plumbing for washing machine, space for fridge freezer and slimline dishwasher and wall hung boiler.

### Sitting Room:

With window to front and French doors to rear, TV point, gas fire with wooden surround, two radiators and archway leading to:

### Dining Room:

With window to rear and radiator.

### First Floor Landing:

Porthole window to front, loft access and radiator.

### Bedroom One:

With window to rear and radiator.

### En Suite:

With window to rear, low level WC, pedestal basin, shower in separate cubicle, half tiled walls and radiator.

### Bedroom Two:

With window to front and radiator.

### Bedroom Three:

Window to front and radiator.

### Bedroom Four:

With window to rear and radiator.

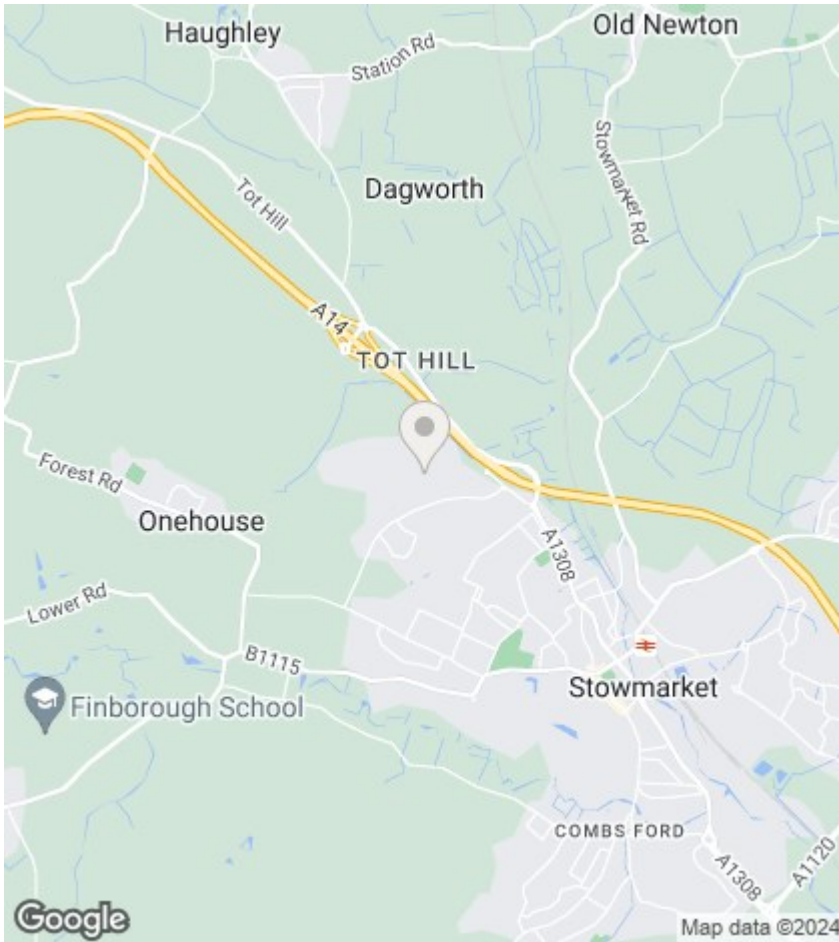
### Bathroom:

With window to rear, low level WC, basin in vanity unit, bath with mixer tap and shower attachment, extensively tiled walls and radiator.

### Outside:

To the front of the property is good sized lawns with mature shrubs and tree, side gate and side access and pathway leading to the front door. There is a driveway providing off road parking for two vehicles leading to a single garage with up and over door, power and light connected and personnel door to

side. The rear garden comprises of patio, lawn, mature shrubs and trees, greenhouse 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 left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 1st exit onto Bury Rd Slight left towards Chilton Way Slight left onto Chilton Way Turn right onto Shakespeare Rd Turn left, Destination will be on the left

## Viewings

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

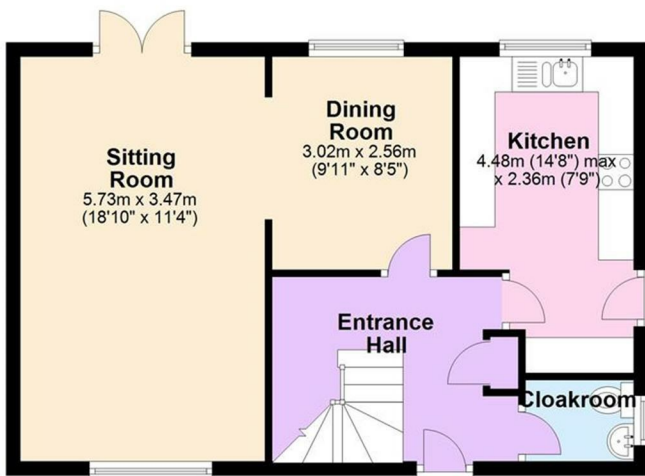
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		68	
(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	

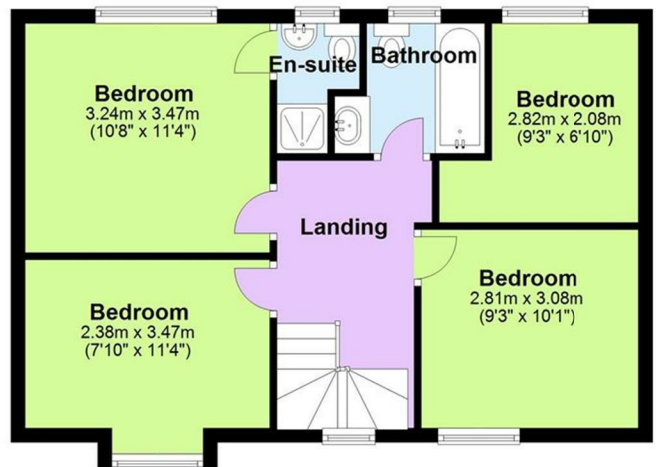
### Ground Floor

Approx. 49.5 sq. metres (532.3 sq. feet)



### First Floor

Approx. 50.2 sq. metres (540.7 sq. feet)



Total area: approx. 99.7 sq. metres (1073.1 sq. feet)