

BUCKS

PROPERTY AGENTS



The Hollies Finningham Road, Old Newton, Stowmarket, IP14 4EG

£250,000

- 2 Bedroom Detached Bungalow
- Oil Fired Central Heating
- Conservatory
- Off Road Parking
- No Onward Chain
- Double Glazing
- Modern Shower Room
- Popular Village Location

The Hollies Finningham Road, Stowmarket IP14 4EG

No Onward Chain - Modern 2 Bedroom Detached Bungalow situated in the popular village of Old Newton. Benefiting from Oil Fired Central heating, Double glazing, Layout of Entrance hallway, 2 Bedrooms at the front, Modern Shower room, Living/Dining room, Kitchen and Conservatory. Off road parking for several vehicles at the front, Small well maintained and low maintenance rear garden area.

Local village store nearby, Stowmarket is a short drive away.



Council Tax Band: B



Entrance

Front door into Hallway, Built in storage cupboard, Loft access, Radiator, Doors to

Bedroom

12' x 8'4

Double glazed window to front, Radiator

Bedroom

9'4" x 9'9"

Double glazed window to front, Radiator.

Shower Room

Double glazed window to side, Modern suite with Shower cubicle, Wc, Wash Basin, Radiator, Vinyl flooring.

Living room

12'0" x 15'7

Double glazed french doors leading to conservatory, Radiator, Fireplace housing Wood Burning stove.

Conservatory

8'3" x 11'0"

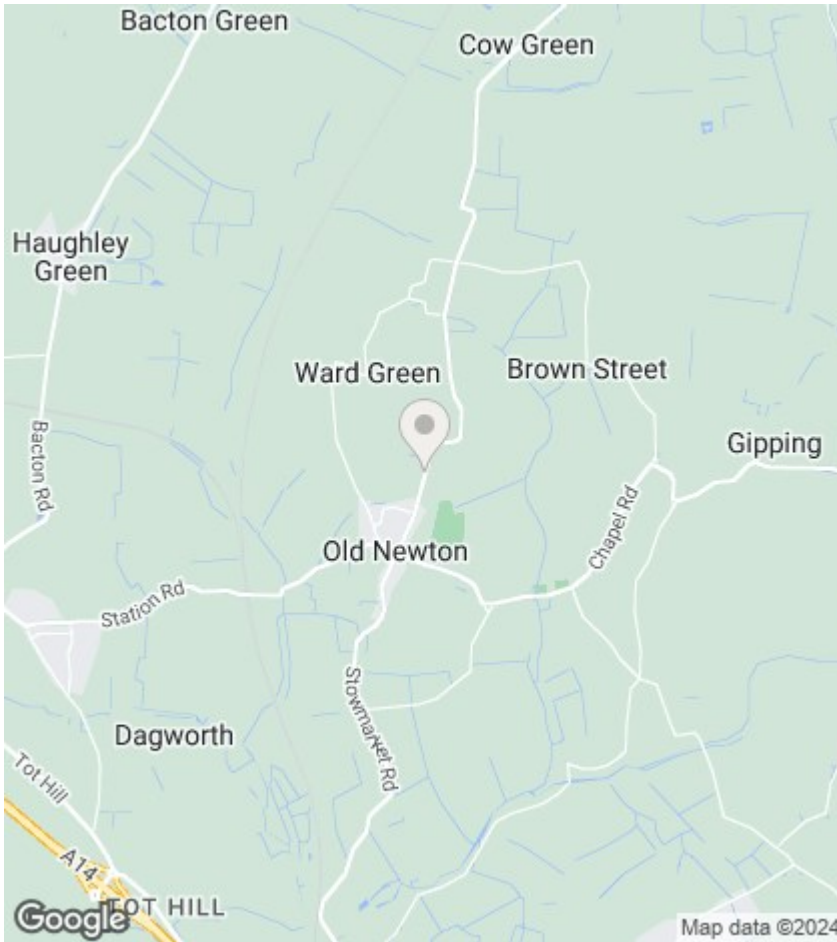
Double Glazed windows, French Doors leading to outside. Vinyl flooring, Fitted Blinds

Kitchen

Double glazed window to rear, Fitted Units and Worktops, Space for Electric Oven with Extractor over, Space for Freezer, Space and plumbing for washing machine, Floor mounted Oil Fired Boiler. Radiator

Outside

Block paved driveway at the front providing of road parking for up to 3 vehicles, Side gate into rear garden, Courtyard style rear garden, area laid to stone. Screened Oil Tanked, Shed and outside tap



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 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			91
(81-91) B			
(69-80) C		73	
(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	

