

# BUCKS

PROPERTY AGENTS



11 Edgecomb Road, Stowmarket, IP14 2DN

Guide Price £220,000

- Semi Detached Home
- Sealed Unit Double Glazing
- Desirable Location
- Vacant Possession
- Three Bedrooms
- Gas Radiator Central Heating
- Single Garage
- No Upward Chain

# 11 Edgecomb Road, Stowmarket IP14 2DN

Bucks Property Agents are pleased to offer for sale this THREE BEDROOM SEMI DETACHED HOME situated in a popular location within Stowmarket itself. Benefiting from VACANT POSSESSION and NO UPWARD CHAIN the property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, KITCHEN/DINER, DOWNSTAIRS BATHROOM, UPSTAIRS CLOAKROOM, SINGLE GARAGE and TWO OFF ROAD PARKING SPACES.

Stowmarket itself offers many amenities including local businesses, schools, leisure centre, cinema, restaurants, major supermarkets, Railway Station with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge 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.

The accommodation on offer is as follows:



Council Tax Band: B



### Hallway:

With laminate style flooring, stairs to first floor, understairs cupboard, further storage cupboard and radiator.

### Bathroom:

With window to rear, tiled floor and fully tiled walls, bath with shower over and shower screen, low level WC, pedestal basin and radiator.

### Kitchen/Diner:

With window to the rear and to the side and door to outside. Range of high and low level units, tiled splash backs, stainless steel sink and drainer, plumbing for washing machine and dishwasher. Electric oven and hob with extractor hood and fan, space for fridge freezer, tiled floor and radiator.

### Sitting Room:

With window to front, TV point and radiator.

### First Floor Landing:

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

### Bedroom One:

With window to front and radiator.

### Bedroom Two:

With window to rear and radiator.

### Bedroom Three:

With window to rear and radiator.

### Cloakroom:

With window to side, low level WC, 1/2 tiled walls, hand basin, vinyl style flooring and boiler.

### Outside:

To the front of the property is a gravel area providing off road parking for two vehicles. A shared driveway leads to a single garage with up and over door, personnel door to side with power and light connected. A side gate leads to the rear garden that comprises of a patio area, raised decking 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 right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd At the roundabout, take the 2nd exit onto Needham Rd At the roundabout, take the 2nd exit onto Combs Ln Turn left onto Edgecomb Rd Destination will be on the right

## Viewings

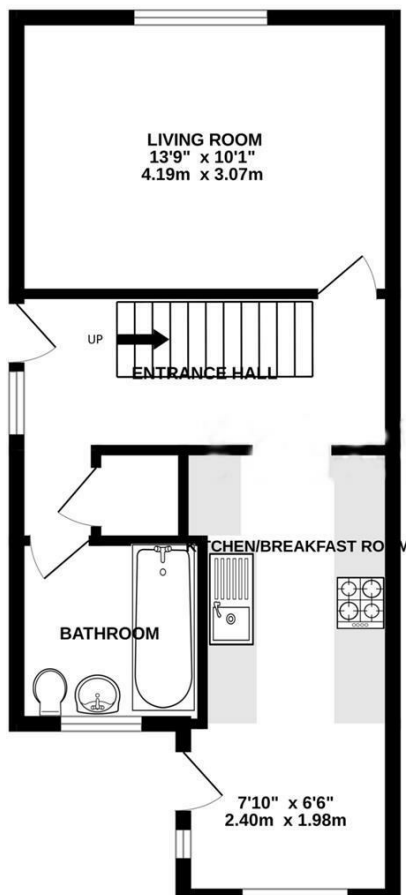
Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

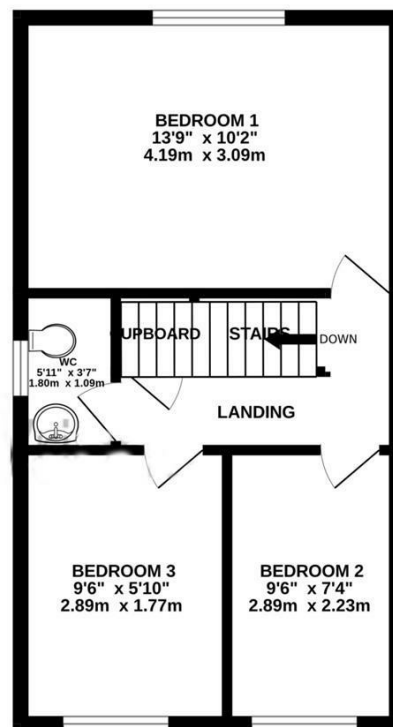
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>	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

GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 803 sq.ft. (74.6 sq.m.) approx.

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