

# BUCKS

PROPERTY AGENTS



20 Saxham Street, Stowupland, Stowmarket, IP14 5DA

Guide Price £380,000

- Detached Bungalow & Adjoining Plot
- In Need of Modernisation
- Oil Radiator Central Heating
- No Upward Chain
- Three Bedrooms
- Sealed Unit Double Glazing
- Vacant Possession
- Adjoining Plot Included Planning Application No: DC/22/06250

# 20 Saxham Street, Stowmarket IP14 5DA

Bucks Property Agents are delighted to offer for sale this \*\*\*THREE BEDROOM DETACHED BUNGALOW and ADJOINING PLOT\*\*\* with outlined planning permission in the sought after village of STOWUPLAND. In need of modernisation the property benefits from VACANT POSSESSION and NO UPWARD CHAIN. The property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, GENEROUS ACCOMMODATION throughout and backs onto fields to the rear. (There are building plots 2 & 3 to the side with PLANNING PERMISSION for sale by separate negotiation).

Stowupland has many amenities including schools, local businesses, 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, schools, post office, health centre, leisure centre and cinema.

The agents would recommend an internal inspection at the earliest opportunity to appreciate this outstanding accommodation on offer. The accommodation on offer is as follows:



Council Tax Band: D



#### Entrance Porch:

Leading to hallway with radiator.

#### Sitting Room:

With fireplace, TV point and radiator. Opening leading to:

#### Dining Room:

With window to front and to the side and radiator.

#### Kitchen/Diner:

With window to side and to the rear, range of high and low level units, sink and drainer, tiled splashbacks, space for cooker, vinyl flooring, radiator and door leading to rear porch.

#### Rear Porch:

With door to outside, window to rear. There is a WC leading off the rear porch.

#### Conservatory/Lean-To:

With windows to rear, boiler and plumbing for washing machine. Door leading to:

#### Lean-To

This is a further lean-to with door to outside and windows to rear

#### Bedroom One:

With window to front and radiator.

#### Bedroom Two:

With window to rear, fitted wardrobe to one wall with storage cupboards over and radiator.

#### Bedroom Three:

With window to front.

#### Bathroom:

With window to rear, bath, basin, low level WC, fully tiled walls, airing cupboard, wall hung electric heater and radiator.

#### Outside:

To the front of the property is a driveway, lawn area, shrubs, trees, hedging and pathway with side gates leading to the rear garden. The rear garden comprises of lawn, shed, mature trees and the garden is surrounded by hedging and fence.

#### ADJOINING PLOT:

The adjoining plot at 20 Saxham Street, Stowupland is included within the sale for a dwelling and construction of vehicular access under Outlined Planning Application Reference: - DC/22/06250. Approximate measurements 10.2m width x 41.6 length.



## 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 Church Rd/A1120 Continue to follow A1120 Continue straight Destination will be on the left

## Viewings

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

## EPC Rating:

E

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

Approx. 118.5 sq. metres (1275.2 sq. feet)

