

BUCKS

PROPERTY AGENTS



16 Plover Close, Stowmarket, IP14 5UP

Guide Price £160,000

- Two Bedroom Maisonette
- Open Plan Living
- Gas Radiator Central Heating
- Vacant Possession
- Cedars Park Development
- Sealed Unit Double Glazing
- One Off Road Parking Space
- No Upward Chain

16 Plover Close, Stowmarket IP14 5UP

Bucks Property Agents are delighted to offer of sale this TWO BEDROOM MAISONETTE situated on the popular CEDARS PARK DEVELOPMENT. Benefiting from VACANT POSSESSION and NO UPWARD CHAIN the property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, OPEN PLAN LIVING ACCOMMODATION and OFF ROAD PARKING for one vehicle.

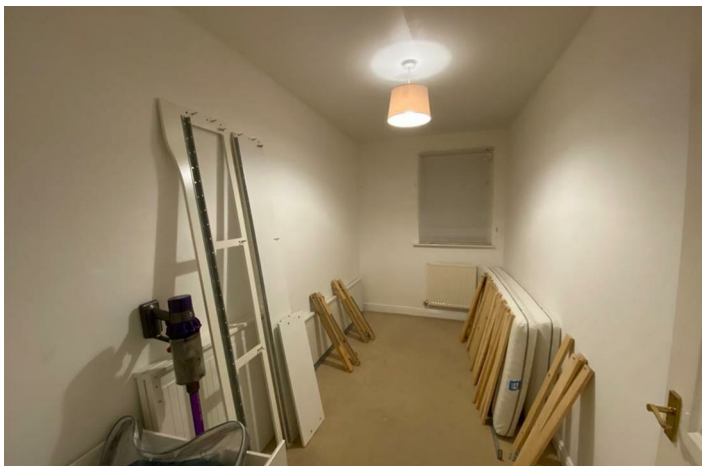
Stowmarket itself offers many amenities including local businesses, schools, leisure centre, cinema, restaurants, major supermarkets, Railway Station with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge and easy access to the A14 corridor.

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:

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Council Tax Band: A



Entrance:

With front door leading to stairs and maisonette.
And radiator.

Landing:

With loft access, airing cupboard that houses the combi boiler and radiator.

Kitchen/Sitting Room:

This is open plan living with window to rear and the kitchen has a range of high and low level units, vinyl style flooring, stainless steel sink and drainer, tiled splashbacks, space for fridge freezer, plumbing for washing machine, electric oven and gas hob with extractor hood and fan and radiator. The sitting room has a TV point.

Bedroom One:

With window to side, built in shelved airing cupboard and radiator.

Bedroom Two:

With window to rear and radiator.

Shower Room:

With window to side, corner shower in separate cubicle, low level WC, pedestal basin, 1/2 tiled walls, shaving point and heated towel rail.

Outside:

To the rear of the property is one allocated parking space.



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 3rd exit onto Gun Cotton Way At the roundabout, take the 1st exit and stay on Gun Cotton Way Go through 1 roundabout At the roundabout, take the 1st exit onto Cormorant Dr Turn right onto Brambling Cl Turn left onto Plover Cl Turn right to stay on Plover Cl

Viewings

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

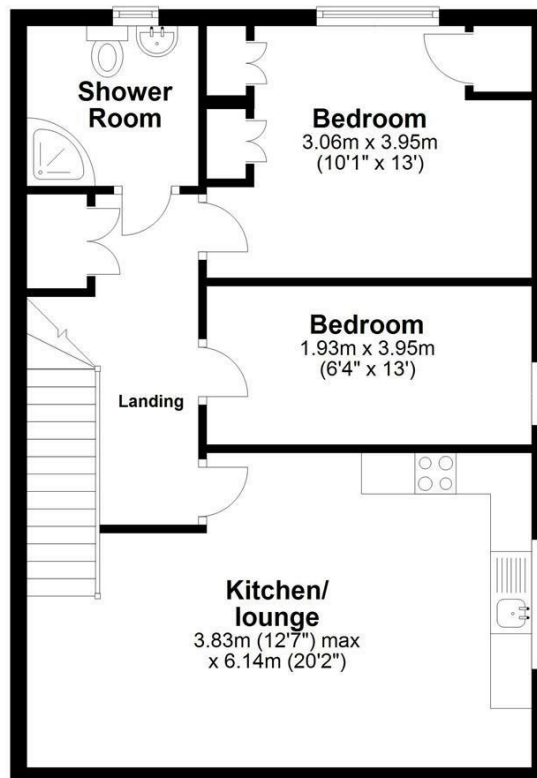
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(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. 55.3 sq. metres (595.5 sq. feet)



Total area: approx. 55.3 sq. metres (595.5 sq. feet)