

BUCKS

PROPERTY AGENTS



21 Spencer Way, Stowmarket, IP14 1UB

£300,000

- Detached Home
- Sealed Unit Double Glazing
- Conservatory
- Single Garage
- Chilton Hall
- Three Bedrooms
- Gas Radiator Central Heating
- Downstairs Cloakroom
- Off Road Parking

21 Spencer Way, Stowmarket IP14 1UB

Bucks Property Agents are delighted to offer for sale this WELL PRESENTED THREE BEDROOM DETACHED HOME located in the desirable Chilton Hall area of Stowmarket. The property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, TWO RECEPTION ROOMS, MODERN KITCHEN/DINER, DOWNSTAIRS CLOAKROOM, SINGLE GARAGE and OFF ROAD PARKING.

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: C



Entrance Porch:

With window to side and leading to:

comprises of lawn, patio area and the garden is surrounded by fencing.

Hallway:

With laminate style flooring, stairs to first floor and radiator.

Cloakroom:

With window to side, laminate style flooring, low level WC, pedestal basin and radiator.

Sitting Room:

With window to front, laminate style flooring, TV point and radiator.

Kitchen/Diner:

With window to rear and door to outside, range of modern high and low level units with matching worktops and splashbacks, stainless steel sink and drainer. Electric double oven and eye level and gas hob with extractor hood and fan, integrated fridge freezer and dishwasher, tiled floor and radiator.

Patio doors leading to:-

Conservatory:

With windows around, French doors to rear, tiled floor and radiator.

First Floor Landing:

With two windows to front, radiator and loft access, the loft has been boarded and there is a drop down ladder for access.

Bedroom One:

With window to rear, built in triple wardrobe with sliding doors and radiator.

Bedroom Two:

With window to rear and radiator.

Bedroom Three:

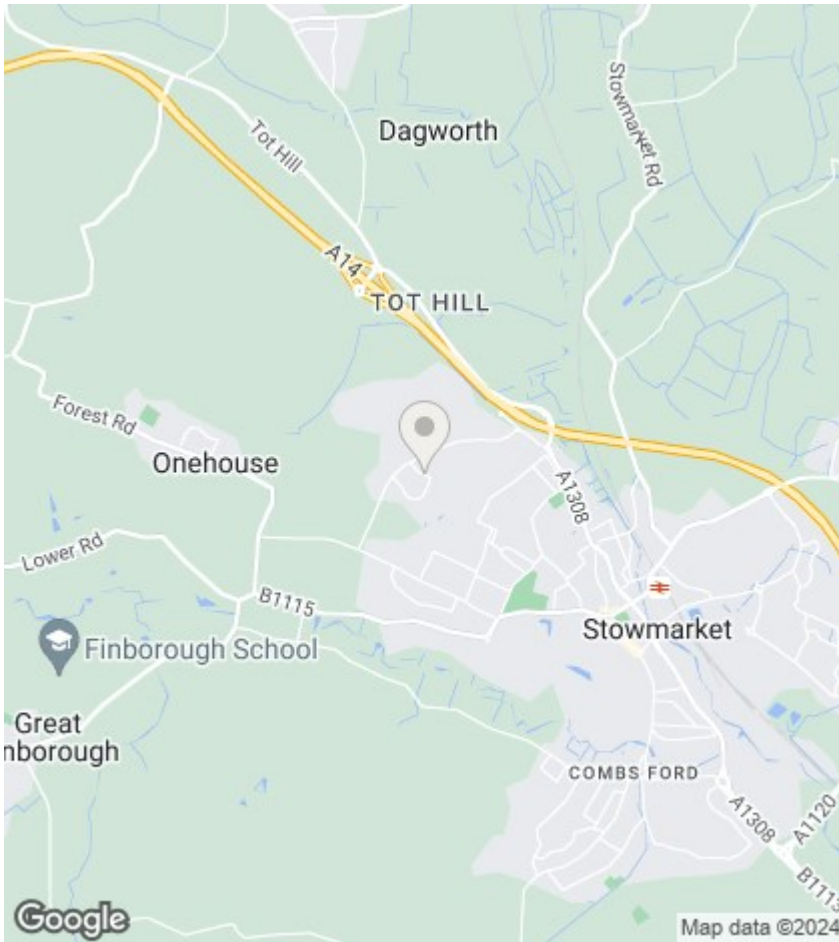
With window to front and radiator.

Bathroom:

With window to rear, bath with shower over, low level WC, pedestal basin, vinyl flooring, fully tiled walls and radiator. There is a shelved airing cupboard that houses the combi boiler.

Outside:

To the front of the property is lawn, hedging and driveway that provides off road parking for one vehicle. There is a single garage with up and over door, power and light connected and personnel door to side. A side gate leads to the rear garden



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 left onto Spencer Way Destination will be on the left

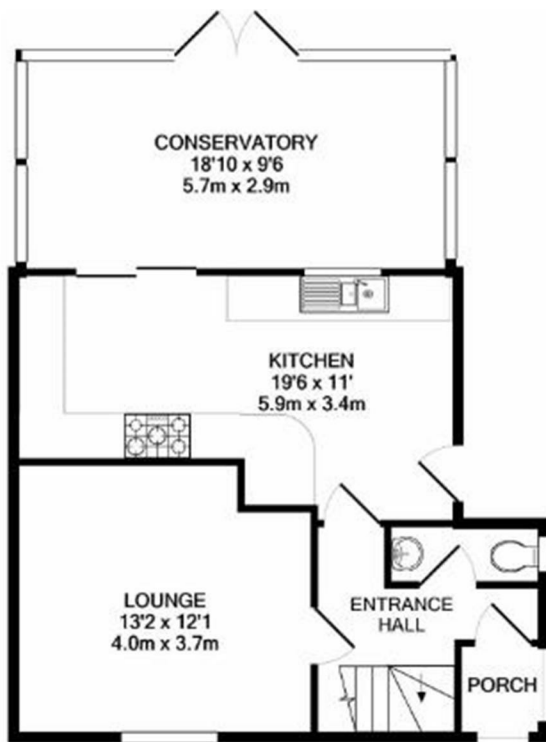
Viewings

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

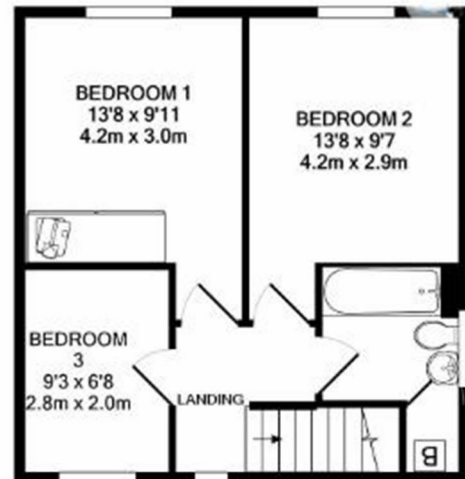
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.