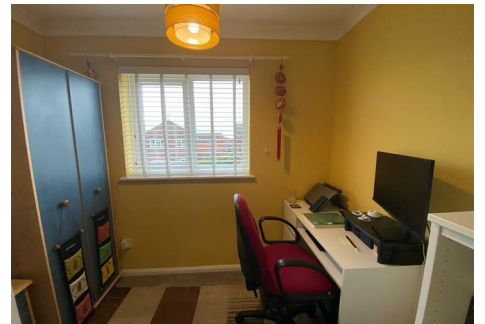


# BUCKS

PROPERTY AGENTS



5A Kipling Way, Stowmarket, IP14 1TS

£260,000

- Semi Detached Home
- Warm Air Heating
- Sealed Unit Double Glazing
- Single Garage
- Three Bedrooms
- Lounge/Diner
- Chilton Hall
- Off Road Parking

# 5A Kipling Way, Stowmarket IP14 1TS

Bucks Property Agents are delighted to offer for sale this **THREE BEDROOM SEMI DETACHED HOME** located in the popular **CHILTON HALL** area of Stowmarket. The property benefits from **WARM AIR HEATING** throughout, **SEALED UNIT DOUBLE GLAZING**, **LOUNGE/DINER**, **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 Hall:

With window to side and stairs to first floor.

#### Lounge/Diner:

With Bay window to front and French doors to rear, TV point, understairs cupboard and radiator.

#### Kitchen:

With window to rear and door to outside. Range of high and low level units, stainless steel sink and drainer, electric hob and electric oven at eye level with extractor hood and fan, space for fridge freezer, warm air boiler and vinyl flooring.

#### First Floor Landing:

With window to side, loft access and shelved airing cupboard that houses the hot water tank.

#### Bedroom One:

With window to rear.

#### Bedroom Two:

With window to front.

#### Bedroom Three:

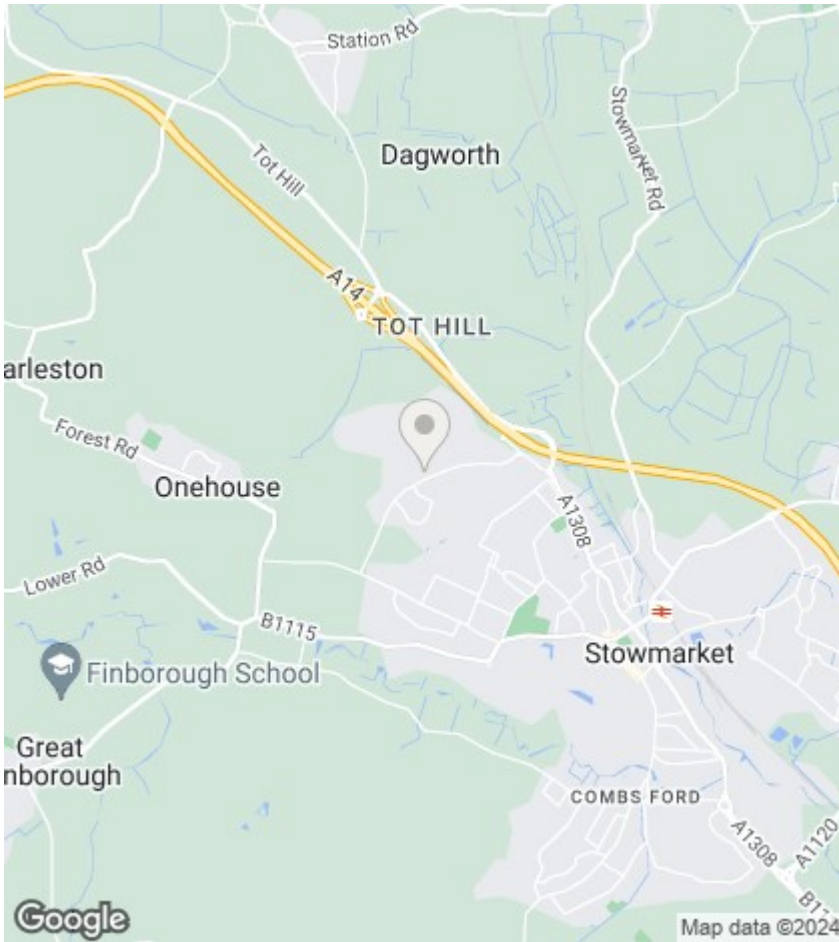
With window to front.

#### Bathroom:

With window to side and to the rear, bath with shower over and shower screen, pedestal basin, tiled splashbacks and tiled floor.

#### Outside:

To the front of the property is a driveway providing one off road parking space leading to 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 that comprises of lawn, patio, shed and the garden is surrounded by fencing and wall.



## 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 right onto Kipling Way Destination will be on the left

## Viewings

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

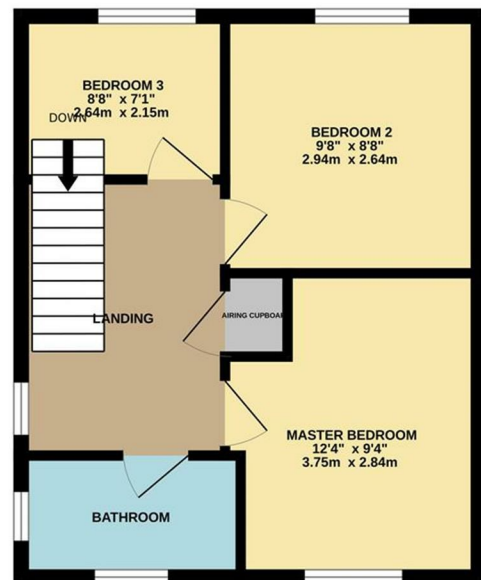
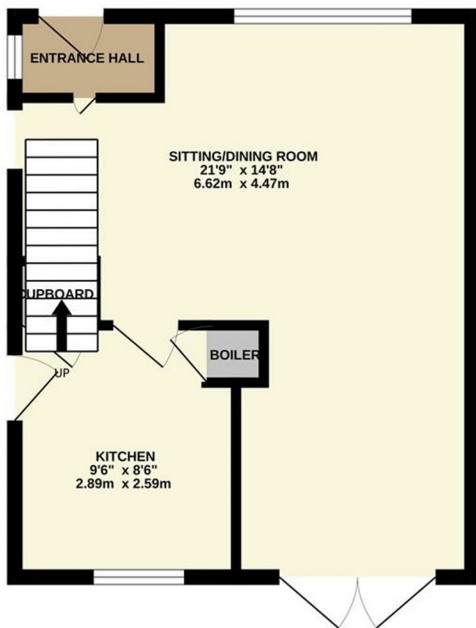
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		62	
(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 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