

BUCKS

PROPERTY AGENTS



19 Avocet Gardens, Stowmarket, IP14 5UF

Offers Over £200,000

- Mid Terrace House
- Sealed Unit Double Glazing
- Off Road Parking
- No Upward Chain
- Two Bedrooms
- Gas Radiator Central Heating
- Vacant Possession
- Cedars Park Development

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Bucks Property Agents are delighted to offer for sale this TWO BEDROOM MID TERRACE PROPERTY located on the popular Cedars Park Development. The property is sold with the benefit of ***VACANT POSSESSION and NO UPWARD CHAIN***and boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, TWO BEDROOMS, DOWNSTAIRS CLOAKROOM, RECEPTION ROOM and TWO OFF ROAD PARKING SPACES.

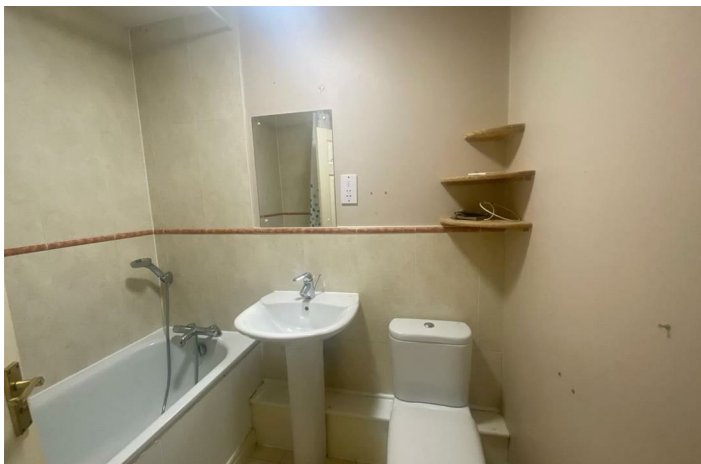
Stowmarket itself offers many amenities including local businesses, schools, leisure centre, cinema, restaurants, major supermarkets, Railway Station with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge and easy access to the A14 corridor.

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 stairs to first floor and radiator.

Cloakroom:

With low level WC, pedestal basin, tiled floor and radiator.

Sitting Room:

With patio doors to rear, understairs cupboard, TV point, laminate style flooring and two radiator.

Kitchen:

With window to front, range of high and low level units, stainless steel sink and drainer, tiled splashbacks, electric oven and gas hob with extractor hood and fan. Space for fridge freezer and plumbing for washing machine and boiler housed in a cupboard.

Landing:

With loft access.

Bedroom One:

With window to rear and radiator.

Bedroom Two:

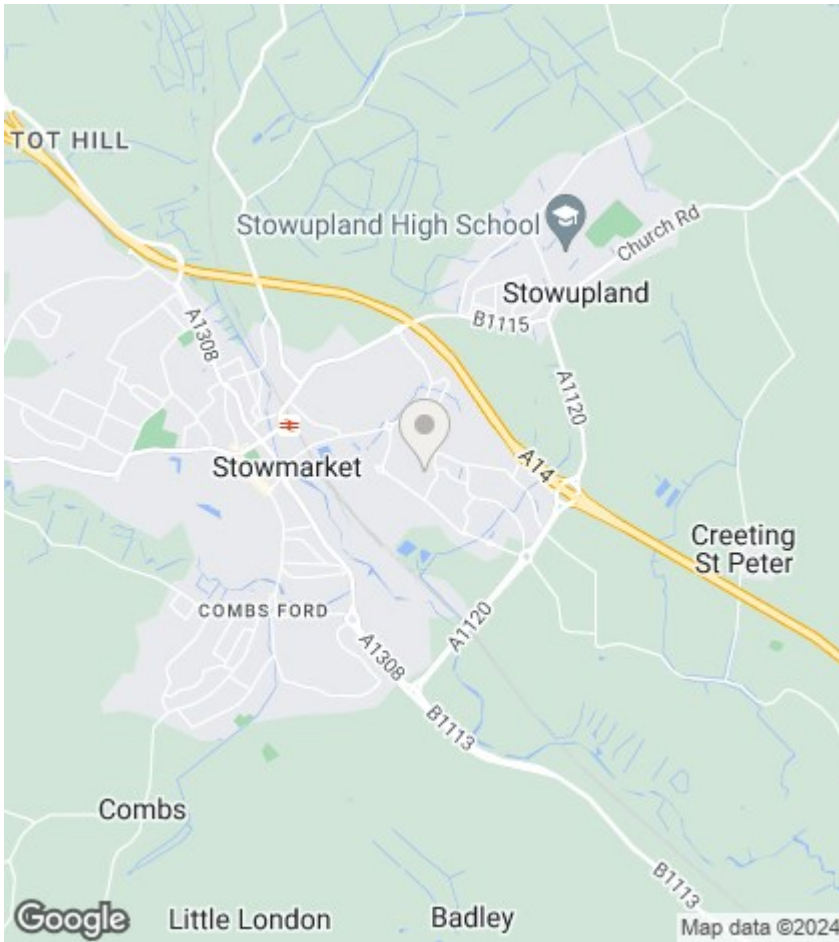
With window to front, built-in cupboard with hanging rail and radiator.

Bathroom:

With bath with mixer tap and shower attachment, pedestal basin, low level WC, shaving point, half tiled walls, tiled floor and radiator.

Outside:

To the front of the property is paved slabs leading to the front door, slate area, and two off road parking spaces. The rear garden comprises of lawn, small patio area and the garden is surrounded by fencing with a gate to the rear.



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 Turn right onto Creting Rd E Turn right onto Cormorant Dr Turn right onto Avocet Gardens Turn left to stay on Avocet Gardens Destination will be on the right

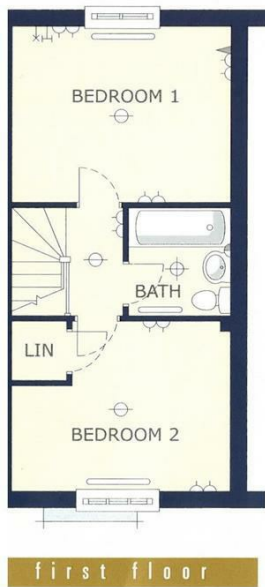
Viewings

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			91
(81-91) B			
(69-80) C		74	
(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	



3.73m x 2.98m	12'3" x 9'10"
3.73m x 3.43m	12'3" x 11'3"
3.73m (max) x 2.88m (max)	12'3" (max) x 9'6" (max)



Kitchen	1.79m x 3.01m	5'11" x 9'11"
Living/Dining	3.73m (max) x 4.79m (max)	12'3" (max) x 15'9" (max)
Living/Dining (plot 51)	3.73m (max) x 5.20m (max)	12'3" (max) x 17'1" (max)