

BUCKS

PROPERTY AGENTS



17b Bury Street, Stowmarket, IP14 1HA

Offers Over £120,000

- ****First Floor Apartment above a Shop****
- One Bedroom
- Sash Windows
- Electric Meter (top up card needed)
- Close to Local Amenities
- Grade Two Listed Property (to the front)
- Newly Fitted Kitchen
- Gas Radiator Central Heating
- One Allocated Parking Space

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Bucks Property Agents are delighted to offer for sale this ONE BEDROOM **FIRST FLOOR** APARTMENT located in the heart of Stowmarket within walking distance of the local amenities and railway station. With original feature and lots of character this Grade II listed property boasts NEWLY FITTED KITCHEN, UTILITY AREA, ONE BEDROOM, ONE RECEPTION ROOM, OAK INTERNAL DOORS, EXPOSED BEAMS and ONE ALLOCATED PARKING SPACE.

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: A



Entrance Hallway:

The hallway and stairs leading to the accommodation are shared.

Sitting Room:

11'6" x 16'2"

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

Hallway:

With Laminate style flooring, chimney breast, shelved storage cupboard and radiator.

Kitchen:

8'3" x 8'0"

This has recently been fitted with "Shaker" range of high and low level units, matching worktops and splashbacks, stainless steel sink and drainer, tiled splashbacks, space for cooker with extractor hood and fan and space for fridge freezer, plumbing for washing machine, radiator and sash window to rear.

Utility:

With laminate style flooring, loft access and boiler housed on the wall.

Bedroom:

12'0" x 10'0"

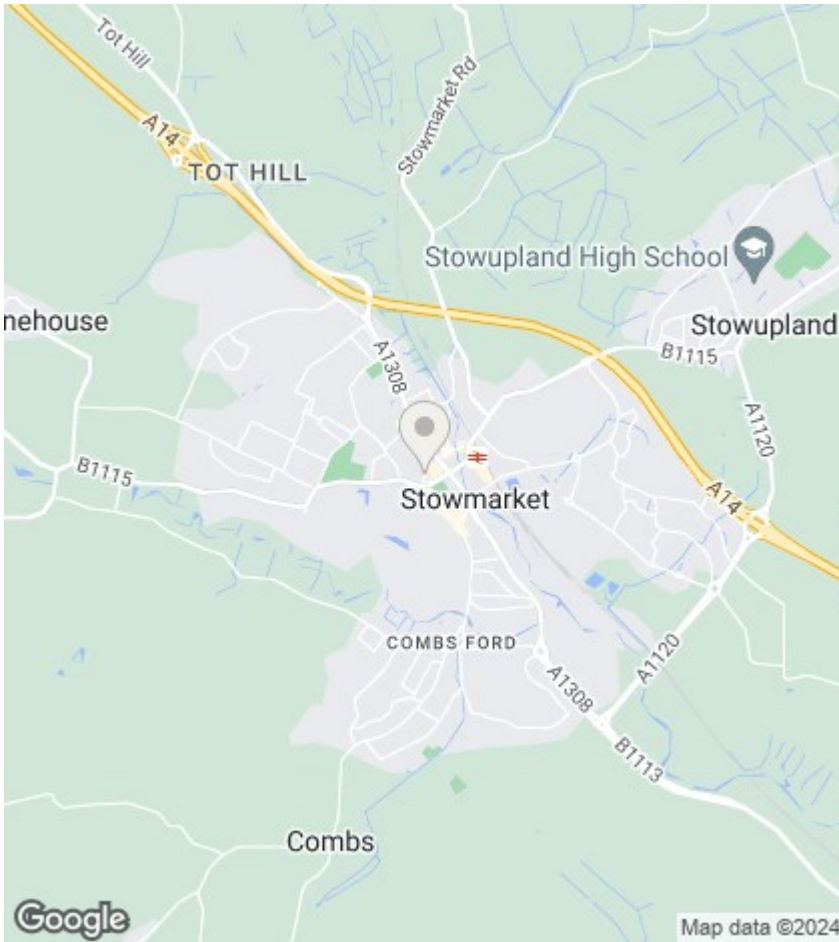
With sash window to side, original floorboards, large walk in wardrobe and radiator.

Bathroom:

With sash window to front and to the side, bath with mixer tap, pedestal basin, low level WC, laminate style flooring and heated towel rail.

Outside:

There is one allocated off road parking space 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 left onto Gipping Way/A1308 At the roundabout, take the 1st exit onto Bury St Destination will be on the right

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			
(69-80) C			
(55-68) D		60	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

