

# BUCKS

PROPERTY AGENTS



114 Spencer Way, Stowmarket, IP14 1UQ

Guide Price £290,000

- Detached Property
- Sealed Unit Double Glazing
- Open Plan Living Room/Dining Room
- Single Garage
- Quiet Location
- Three Bedrooms
- Gas Radiator Central Heating
- Conservatory
- Off Road Parking

# 114 Spencer Way, Stowmarket IP14 1UQ

Bucks Property Agents are delighted to offer for sale this THREE BEDROOM DETACHED PROPERTY located in a sought after area of Stowmarket situated down quiet cul de sac with no passing traffic. Immaculately presented the property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, THREE BEDROOMS, OPEN PLAN LIVING ROOM/DINING ROOM, CONSERVATORY, DOWNSTAIRS CLOAKROOM, OFF ROAD PARKING and SINGLE GARAGE. 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 Hallway:

With electric panel heater.

#### Cloakroom:

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

#### Sitting Room/Dining Room:

With window to front and to the side and patio doors to rear. Stairs to first floor with cupboard under that is shelved, wall hung electric fire, TV point and two radiators.

#### Kitchen:

With window to rear and door to outside. Range of high and low level units installed 2 years ago with integrated slimline dishwasher, washing machine and fridge freezer. Electric oven and microwave oven at eye level, gas hob with extractor hood and fan, stainless steel sink and drainer, tiled splashbacks, combi boiler housed in a cupboard, laminate style flooring and radiator.

#### Conservatory:

With laminate style flooring, windows around and door to outside.

#### First Floor Landing:

With window to side, loft access and radiator.

#### Bedroom One:

With window to rear, built in wardrobe to one wall and radiator.

#### Bedroom Two:

With window to front, built in double wardrobe and radiator.

#### Bedroom Three:

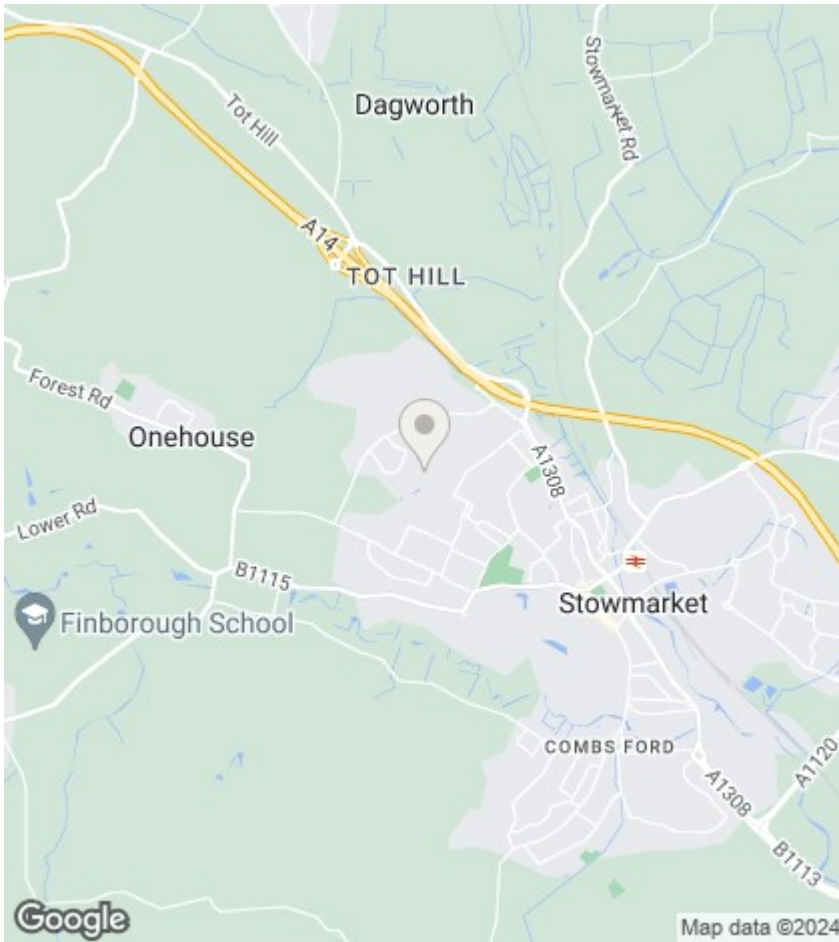
With window to front and radiator.

#### Bathroom:

With window to rear, bath with shower over, pedestal basin, low level WC, 1/2 tiled walls, vinyl flooring and heated towel rail.

#### Outside:

To the front of the property is a block paved driveway providing two off road parking spaces 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, shrub borders, two sheds, patio area and the garden is surrounded by fencing.



## 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 right

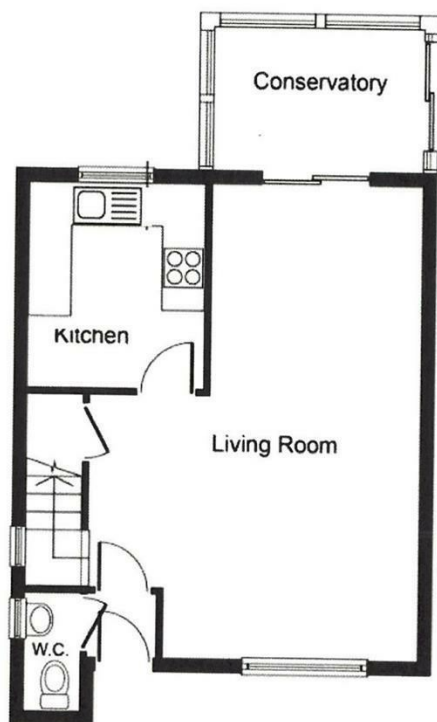
## Viewings

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

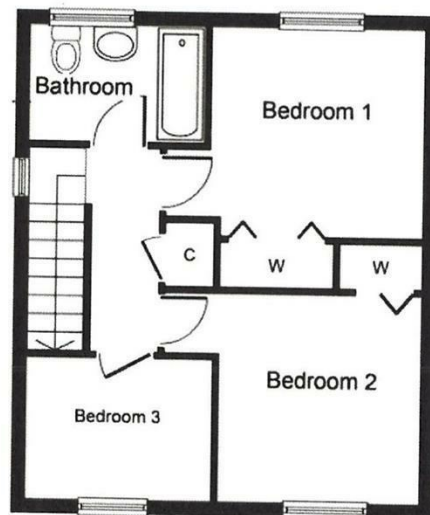
## EPC Rating:

D

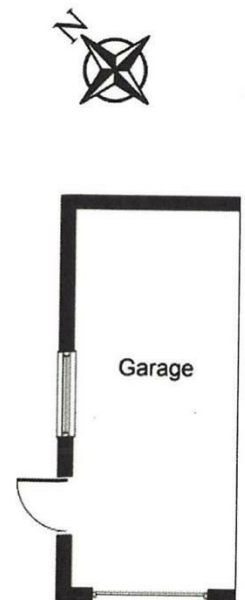
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Ground Floor**  
Approximate Floor Area  
475 sq. ft.  
(44.1 sq. m.)



**First Floor**  
Approximate Floor Area  
398 sq. ft.  
(37.0 sq. m.)



**Garage**  
Approximate Floor Area  
132 sq. ft.  
(12.3 sq. m.)