

BUCKS

PROPERTY AGENTS



5 Pains Hill, Little Stonham, Stowmarket, IP14 5JH

Offers Over £190,000

- Mid Terrace Property
- LPG Gas Heating Newly Installed
- Newly Installed Doors and Windows
- Large Rear Garden
- One Off Road Parking Space
- Two Double Bedrooms
- Sealed Unit Double Glazing
- Immaculately Decorated Throughout
- Two Reception Room
- Village Location

5 Pains Hill, Stowmarket IP14 5JH

Bucks Property Agents are delighted to offer for sale this immaculately presented TWO DOUBLE BEDROOM MID TERRACE PROPERTY with newly installed windows and doors, LPG gas heating and redecorated throughout the property boasts SEALED UNIT DOUBLE GLAZING, LPG GAS HEATING, TWO RECEPTION ROOMS, STUDY, DOWNSTAIRS BATHROOM, NEW KITCHEN, GOOD SIZED REAR GARDEN and ONE OFF ROAD PARKING SPACE.

Located in the desirable village of Little Stonham which is within easy access of the A14 corridor providing access to larger towns such as Norwich, Bury St Edmunds and Cambridge and is approximately 6 miles from the market town of Stowmarket that offers many amenities including schools, doctors, leisure center, restaurant's, post office, major supermarkets and railway station with main rail links to London Liverpool Street.

The agent would recommend an internal inspection at the earliest opportunity to appreciate this excellent accommodation to offer. The accommodation on offer is as follows.



Council Tax Band: A



Dining Room:

15'8" x 12'0"

This is a generous space with feature open fireplace, window to front and stairs to first floor. This opens onto:-

Sitting Room:

12'0" x 12'0"

With window to front, TV point and radiator.

Opening onto:-

Study:

8'5" x 7'6"

With French doors to rear, tiled floor and radiator.

Kitchen:

10'5" x 7'6"

This has been recently installed with range of high and low level units, stainless steel sink and drainer, tiled splashbacks, space for cooker with extractor hood and fan, plumbing for washing machine, waterproof laminate style flooring, full length radiator, newly installed wall hung combi boiler and window to rear and door to outside.

Bathroom:

With window to rear, bath with shower over, pedestal basin, tiled splashbacks, low level WC, vinyl flooring and radiator.

First Floor Landing:

With loft access.

Bedroom One:

12'0" x 12'0"

With window to front with interior double glazing, loft access and laminate style flooring.

Bedroom Two:

12'0" x 10'0"

With window to front and rear both with interior double glazing and Velux window, built in cupboard and laminate style flooring.

Outside:

The garden is to the rear and is of a generous size and comprises of brick wall and steps to lawn, pergola, shrubs and trees, shed, side storage area, patio area, pathway and the garden is surrounded by fencing. There is one 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 Continue to follow B1115 At the roundabout, take the 2nd exit onto Stowpland Rd/B1115 Go through 1 roundabout Turn left onto Church Rd/A1120 Continue to follow A1120 Turn right onto Bell's Ln/A1120 Continue to follow A1120 Turn left onto Pains Hill/A140 Destination will be on the left Diss Norwich A140 Arrive: Pains Hill, Little Stonham, Stowmarket IP14 5JH, UK

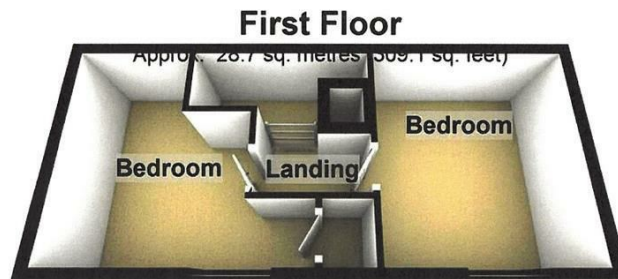
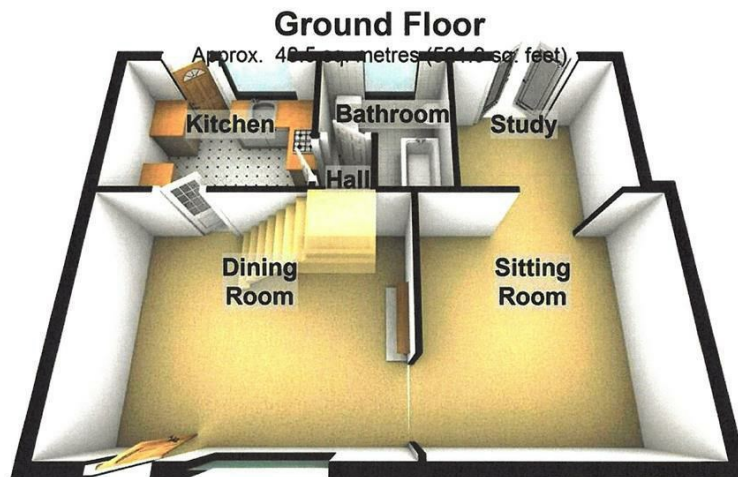
Viewings

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

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 77.2 sq. metres (831.0 sq. feet)

Not To Scale For Identification Purposes Only
Plan produced using The Mobile Agent.