

BUCKS

PROPERTY AGENTS



21 Cygnet Road, Stowmarket, IP14 5WE

Offers Over £300,000

- Semi Detached Property
- En Suite to Master Bedroom
- Gas Radiator Central Heating
- Downstairs Cloakroom
- VACANT POSSESSION
- Four Bedrooms
- Sealed Unit Double Glazing
- Kitchen/Diner
- Off Road Parking
- NO UPWARD CHAIN

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Bucks Property Agents are pleased to offer to the market this FOUR BEDROOM SEMI DETACHED PROPERTY located in the popular Cedars Park Development. The property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, DOWNSTAIRS CLOAKROOM, KITCHEN/DINER, EN SUITE to MASTER BEDROOM and OFF ROAD PARKING for three vehicles. The property is sold with the benefit of VACANT POSSESSION and NO UPWARD CHAIN.

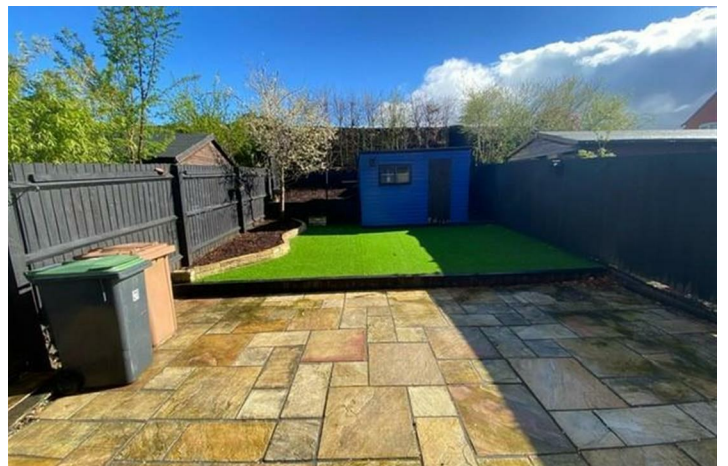
Stowmarket itself offers many amenities including local businesses, schools, leisure centre, cinema, restaurants, major supermarkets, Railway Station with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge and easy access to the A14 corridor.

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:

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Council Tax Band:



Hallway:

With laminate style flooring, stairs to first floor, understairs cupboard and radiator.

Cloakroom:

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

Kitchen/Diner:

With window to front, range of high and low level units, stainless steel sink and drainer and tiled splashbacks. Electric oven and gas hob with extractor hood and fan, integrated fridge freezer, washing machine and dishwasher. Laminate style flooring and radiator.

Sitting Room:

With windows to rear and French doors opening onto garden, electric fire with marble hearth and stone surround, TV point and two radiators.

First Floor Landing:

With loft access and airing cupboard that houses the hot water tank.

Bedroom One:

With window to rear, built in wardrobe and radiator.

En Suite:

With laminate style flooring, shower in separate cubicle, low level WC, pedestal basin, shaving point and heated towel rail.

Bedroom Two:

With window to front and radiator.

Bedroom Three:

With window to front and radiator.

Bedroom Four:

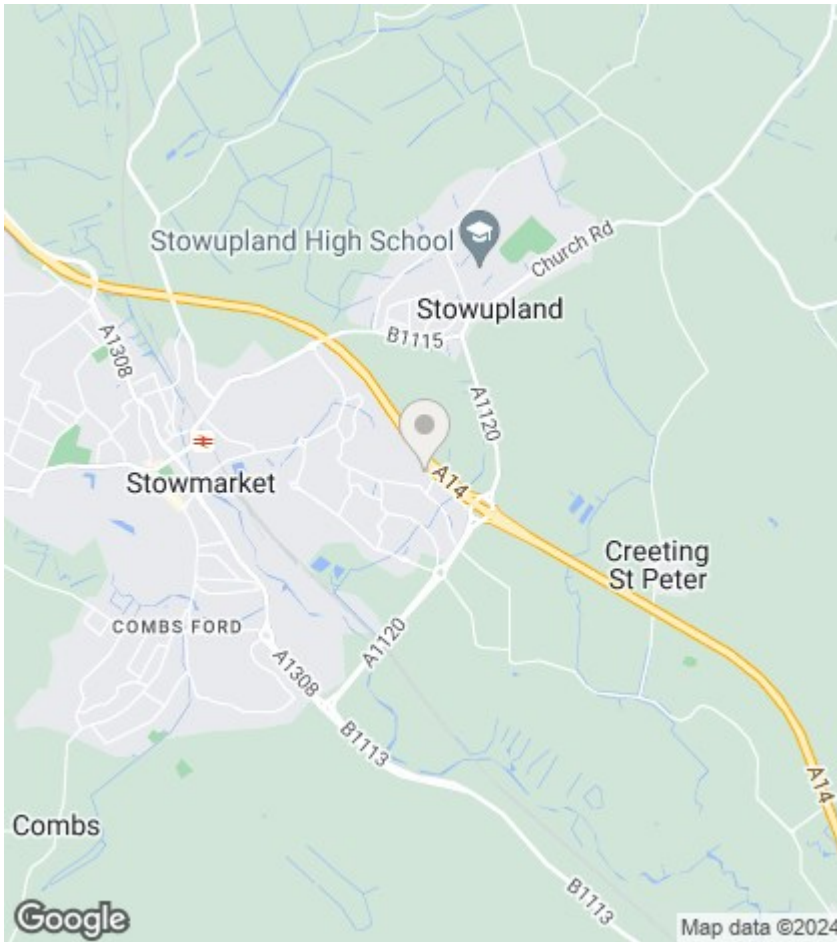
With window to rear and radiator.

Bathroom:

With laminate style flooring, bath with mixer tap and shower attachment, low level WC, pedestal basin, tiled splashbacks, shaving point and radiator.

Outside:

To the front of the property is a pathway leading to the front door with shrubs and shingles. A side gate leads to the rear garden that comprises of patio area, shingle area, shrub borders, hedging, shed and the garden is surrounded by fencing. There is off road parking for up to three vehicles.



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 left onto Osprey Dr Turn right onto Cygnet Rd Turn right to stay on Cygnet Rd Destination will

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			90
(81-91) B		78	
(69-80) C			
(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	

