

# BUCKS

PROPERTY AGENTS



37 Victoria Road, Stowmarket, IP14 5AJ

Guide Price £200,000

- Mid Terrace Victorian Property
- Immaculately Presented
- Sealed Unit Double Glazing
- Upstairs Bathroom
- Close to Local Amenities
- Two Bedrooms
- Updated Throughout
- Gas Radiator Central Heating
- Pine Internal Doors

# 37 Victoria Road, Stowmarket IP14 5AJ

Bucks Property Agents are delighted to offer for sale this immaculately presented TWO BEDROOM VICTORIAN MID TERRACED PROPERTY located close to the local amenities and Railway Station. Recently updated throughout the property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, TWO RECEPTION ROOMS, UTILITY ROOM, DOWNSTAIRS WET ROOM, UPSTAIRS BATHROOM and REAR GARDEN.

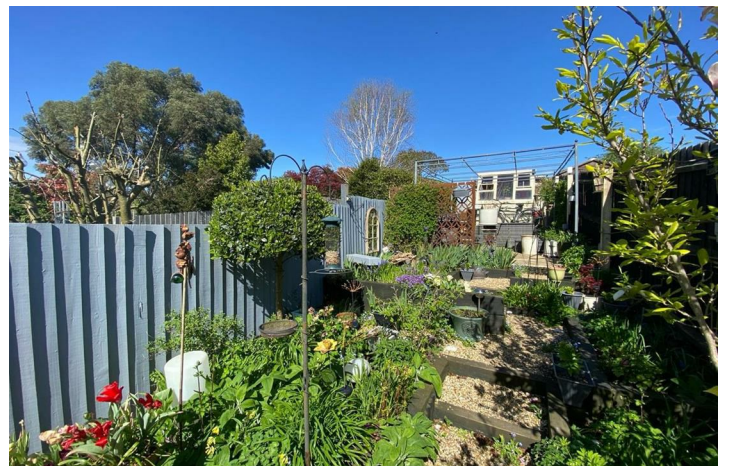
Stowmarket itself offers many amenities including local businesses, schools, leisure centre, cinema, restaurants, major supermarkets, Railway Station with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge and easy access to the A14 corridor.

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



### Sitting Room:

With window to front, door to outside, feature fireplace, TV point and radiator.

### Hallway:

With stairs to first floor and fitted cupboard.

### Dining Room:

With door to outside, understairs cupboard, vinyl flooring and full length radiator.

### Kitchen:

With two windows to side, range of high and low level units with a modern high gloss finish, electric double oven at eye level and five burner gas hob with extractor hood and fan, stainless steel sink and drainer, tiled splashbacks, integrated dishwasher and fitted blinds.

### Utility Room:

With window to side, space for fridge freezer and tumble dryer, plumbing for washing machine, high and low level units, vinyl flooring and opening sky light.

### Wet Room:

With window to side, rainfall shower, low level WC, pedestal basin, fully tiled walls, radiator and heated towel rail.

## FIRST FLOOR

### Bedroom One:

With window to rear and radiator.

### Bedroom Two:

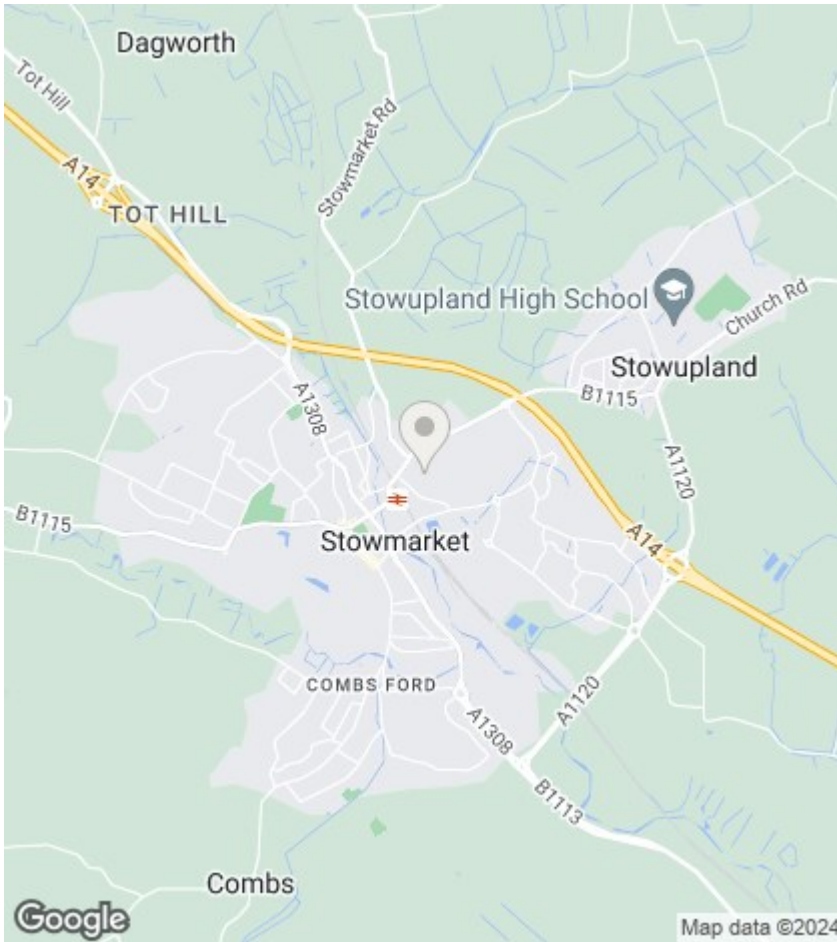
With window to front, mock fireplace, radiator and built in wardrobe. There is also access to the loft that is fully boarded and insulated with a loft ladder.

### Bathroom:

With shelved airing cupboard that houses the combi boiler, bath with central mixer tap, low level WC, pedestal basin, vinyl flooring, fitted blind and heated towel rail.

### Outside:

The gardens are entirely to the rear and comprise of two patio areas, tiered sleepers with shingle and shrubs, shed with power and light connected, pergola with blinds, wildlife pond, outside cladding, pathway, greenhouse and gate leading to vegetable garden and chicken coop.



## Directions

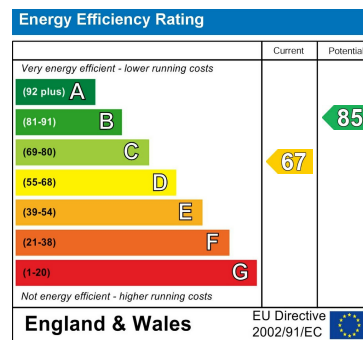
Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Continue to follow B1115 At the roundabout, take the 3rd exit onto Stowupland Rd/B1115 Turn left onto Victoria Rd Destination will be on the left

## Viewings

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

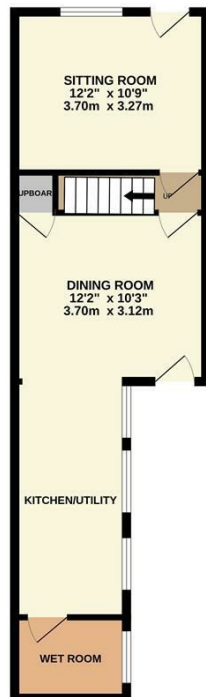
## EPC Rating:

D



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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