

# BUCKS

PROPERTY AGENTS



26 Mortimer Road, Stowmarket, IP14 5JD

£270,000

- Terraced Property
- Sealed Unit Double Glazing
- Kitchen/Diner
- En Suite to Master Bedroom
- Off Road Parking
- Four Bedrooms
- Gas Radiator Central Heating
- Downstairs Cloakroom
- Single Garage
- Electric Car Charging Points

# 26 Mortimer Road, Stowmarket IP14 5JD

Bucks Property Agents are delighted to offer for sale this FOUR BEDROOM TERRACED PROPERTY located in a desirable area of stowmarket close to local amenities and Railway Station. The property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, DOWNSTAIRS CLOAKROOM, EN SUITE to MASTER BEDROOM, KITCHEN/DINER, SINGLE GARAGE and OFF ROAD PARKING.

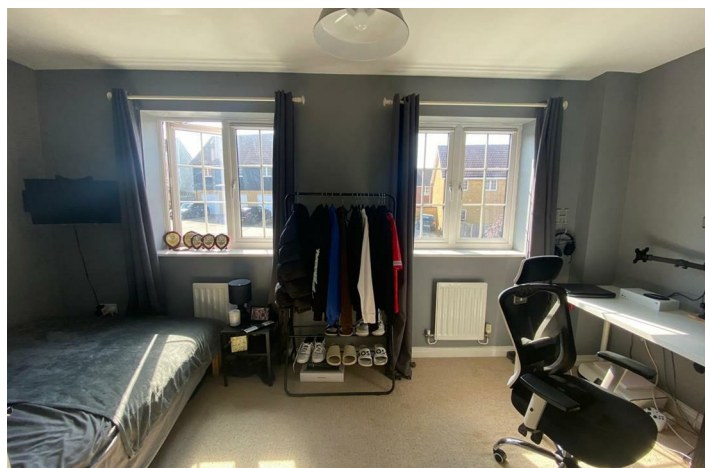
Stowmarket itself offers many amenities including local businesses, schools, leisure centre, cinema, restaurants, major supermarkets, Railway Station with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge and easy access to the A14 corridor.

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 HALL:**

With laminate style flooring, stairs to first floor, under stairs cupboard, electric car charging point and radiator.

#### **CLOAKROOM:**

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

#### **Kitchen/Diner:**

With bay window to the front, range of high and low level units, stainless steel sink and drainer, tiled splashbacks, matching worktops and splashbacks. Built in fridge freezer, plumbing for washing machine, electric oven and gas hob with extractor hood and fan, laminate style flooring and radiator.

#### **Sitting Room:**

A light and airy room with French Doors leading to the rear garden with two windows to side, TV point and radiator.

#### **First Floor Landing:**

With stairs to the second floor, large storage cupboard and radiator.

#### **Bedroom Two:**

With two windows to rear and two radiators.

#### **Bedroom Three:**

With window to front and radiator.

#### **Bedroom Four:**

With window to front and radiator.

#### **Bathroom:**

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

#### **Second Floor:**

##### **Master Bedroom:**

With window to front, built in double wardrobe, shelved airing cupboard that houses the hot water tank and boiler and loft access.

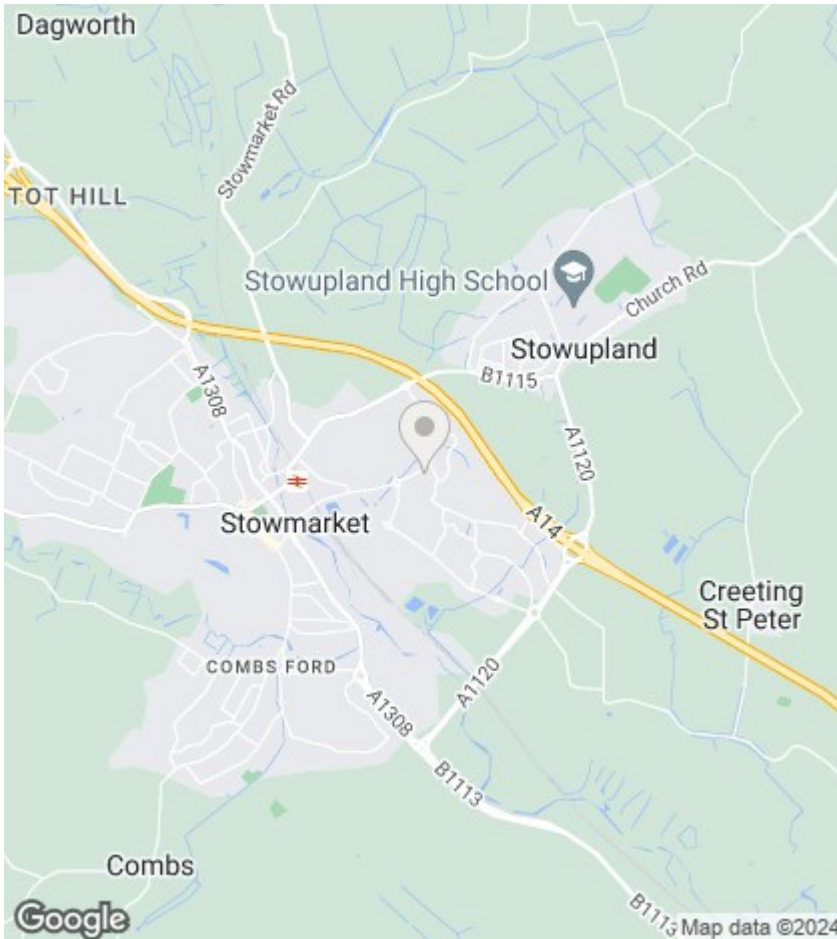
##### **En Suite:**

With Velux window, shower in separate cubicle, low level WC, pedestal basin, tiled splashbacks, shaving point, laminate style flooring and radiator.

##### **Outside:**

To the front of the property is a pathway leading to the front door with lawn and mature shrubs. The rear garden comprises of lawn, shingle, small patio

area and is surrounded by fencing. A gate to the rear of the garden leads to a single garage with up and over door, power and light connected, two off road parking spaces and electric car charging point.



## Directions

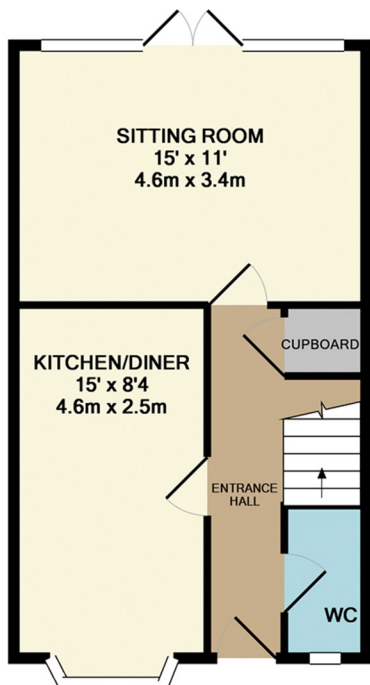
Head north towards Tavern Street/B1115 turn right at the 1st cross street onto Station Road W/B1115, turn right onto Gipping Way/A1308, turn left onto Navigation Approach, at the roundabout take the 2nd exit onto Mortimer Road where the property will be found.

## Viewings

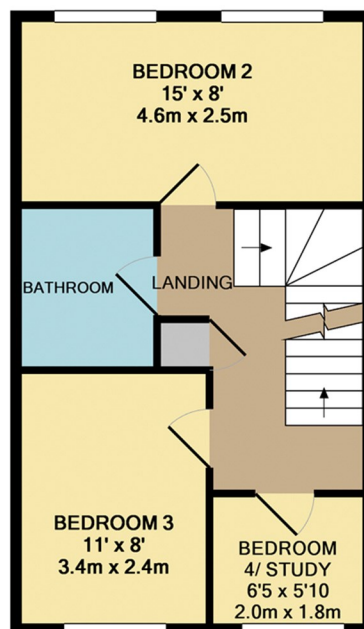
Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

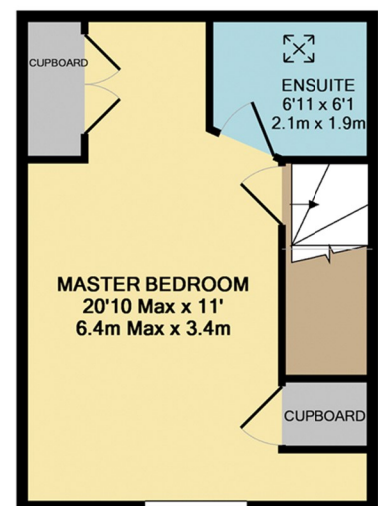
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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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