

# BUCKS

PROPERTY AGENTS



18 Buzzard Rise, Stowmarket, IP14 5JE

£260,000

- Modern 2 Bedroom End Terrace
- Double Glazing
- Cedars Development
- 2 Allocated Parking Spaces
- Gas Central Heating
- Cloakroom En Suite
- Exceptional Condition
- Good Access to A14

# 18 Buzzard Rise, Stowmarket IP14 5JE

2 Bedroom End Terrace Property in exceptional condition located on the Cedars Park Development. Well maintained by the current owners 'The York' sits on a similar footprint to some 3 bedrooms with 2 good sized double bedrooms. Gas Central Heating, Double Glazing, Layout of Entrance hallway, Cloakroom, Living Room, Kitchen/Dining area, 2 First floor bedrooms, En Suite and Bathroom. 2 Allocated Car spaces behind the property.

Wireless monitored alarm system, Hive System, The location offers good access to the A14, Nearby Tesco store, Railway station nearby and accessible.



Council Tax Band: B



#### Entrance:

Front door into hallway, Karndean flooring, Radiator, Stairs off, Understairs cupboard, Control for Hive system.

Rear garden is lawned, Borders laid with stone and shrubs, Enclosed fencing, Outside taps at the front and back. 2 Allocated car spaces behind the property.

#### Cloakroom:

6'2 x 3'7  
Double glazed window to rear, Wc, Wash Basin, Radiator. Karndean flooring.

#### Living Room:

15'10 max x 11'4 to 10'6  
2 Double glazed windows to front, French doors at rear leading to garden, Under stairs recess. 2 Radiators.

#### Kitchen/Diner:

15'5 x 7'5  
Double glazed window to front, Rear door to garden. Modern fitted units and worktops, Built in Neff Oven, Zanussi Hob, Extractor hood. Space and plumbing for washing machine. Radiator, Karndean flooring.

#### Landing:

Double glazed window to rear, Radiator, Loft access.

#### Bedroom 1:

15'6 to 10'6 to 8'7 x 11'5  
Double glazed window to front, Built in wardrobe with mirrored fronts, Radiator.

#### En Suite:

7'1 x 4'8  
Double glazed window to rear, Double width shower cubicle with shower, Wc, Wash Basin, Karndean flooring, Towel Rad.

#### Bedroom 2:

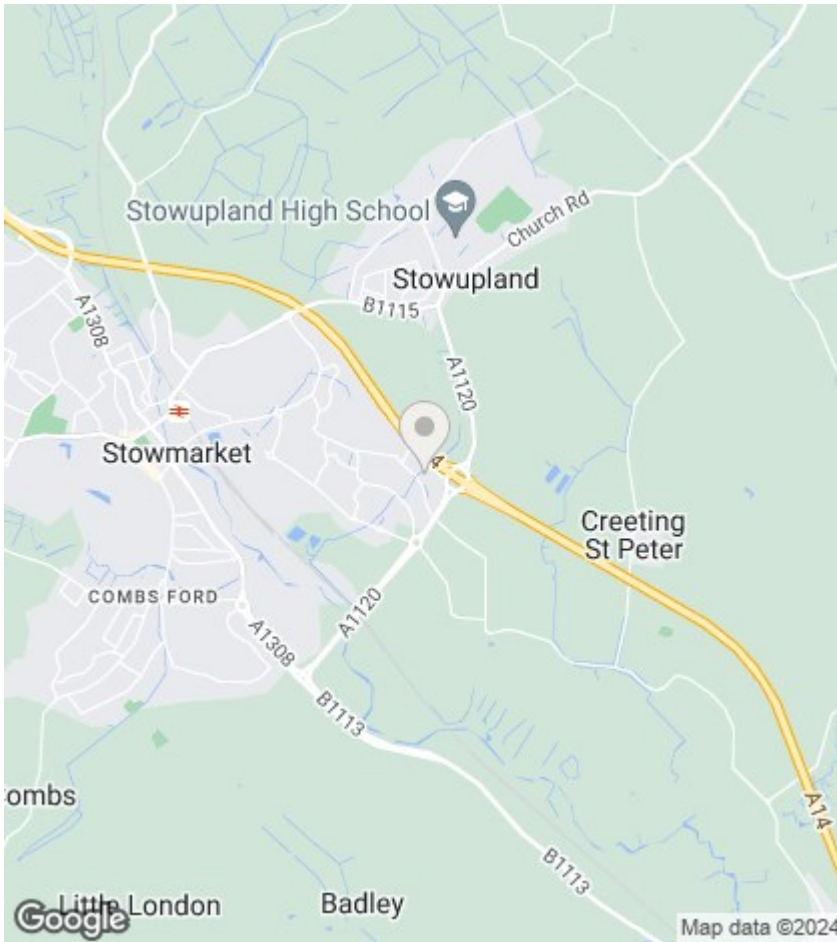
11'2 x 11'3  
2 Double glazed windows to front, Radiator, Built in cupboard with hanging and storage space. Cupboard with Hot water tank.

#### Bathroom:

6'10 x 5'2  
Double glazed window to rear. Bath with shower over, Wc, Wash Basin, Towel Rad, Karndean flooring.

#### Outside:

Garden at the front is lawned and has shrubs, Path to front door, Side access with gate into rear garden,



## 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 Buzzard Rise Turn left to stay on Buzzard Rise Turn left to stay on Buzzard Rise

## 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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</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	

