

BUCKS

PROPERTY AGENTS



68 Reeds Way, Stowupland, Stowmarket, IP14 4BP

£245,000

- Semi Detached Home
- Sealed Unit Double Glazing
- Sitting Room/Diner
- Two Off Road Parking Spaces
- No Upward Chain
- Two Double Bedrooms
- Economy 7 Heating
- Single Garage
- Village Location

68 Reeds Way, Stowmarket IP14 4BP

Bucks Property Agents are delighted to offer for sale this immaculately presented TWO BEDROOM SEMI DETACHED HOME located on a private driveway in the desirable village of STOWUPLAND. Benefiting from ****NO UPWARD CHAIN**** the property boasts SEALED UNIT DOUBLE GLAZING, ECONOMY 7 HEATING, TWO DOUBLE BEDROOMS, SITTING ROOM/DINING ROOM, TWO OFF ROAD PARKING SPACES and SINGLE GARAGE.

Stowupland has many amenities including schools, local businesses, pubs and easy access to the A14 corridor providing access to larger towns such as Ipswich and Bury St Edmunds. The nearest railway station is about 5 minutes' drive away in the market town of Stowmarket with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge. Stowmarket also offer many more amenities such as four major supermarkets, leisure centre and cinema.

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



Council Tax Band: B



Entrance Porch:

Leading to:-

Sitting Room/Dining Room:

With window to front, stairs to first floor, understairs cupboard, TV point, panel heater and night storage heater.

Kitchen:

With window to rear, range of high and low level units, stainless steel sink and drainer, tiled splashbacks, space for fridge freezer, plumbing for washing machine and dishwasher, wall hung heater and door to outside.

First Floor Landing:

With loft access and night storage heater.

Bedroom One:

With window to front, shelved airing cupboard that houses the hot water tank, wooden floorboards and panel heater.

Bedroom Two:

With window to rear, wooden floorboards and panel heater.

Bathroom:

With window to side, bath with shower over and shower screen, pedestal basin, low level WC, vinyl flooring and wall hung heater.

Outside:

To the front of the property is a driveway providing one off road parking space with lawn either side, gravel area, and pathway leading to the front door and to the side gate. The rear garden offers seclusion and comprises of lawn, patio area and is walled and fenced all around. There is a single garage with up and over door and one off road parking space to the front.



Directions

Turn right at the 1st cross street onto Station Rd W/B1115 Continue to follow B1115 At the roundabout, take the 2nd exit onto Stowupland Rd/B1115 Go through 1 roundabout Turn left onto Thorney Green Rd Continue onto Columbyne Cl/Gipping Rd Turn right onto Reeds Way Destination will be on the right

Viewings

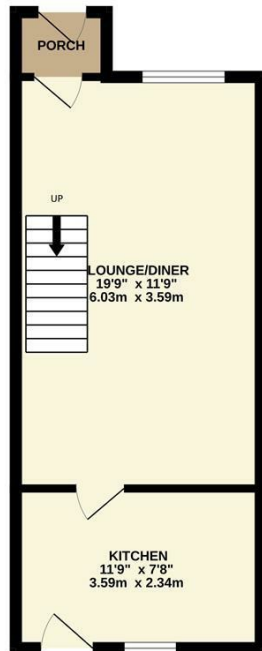
Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

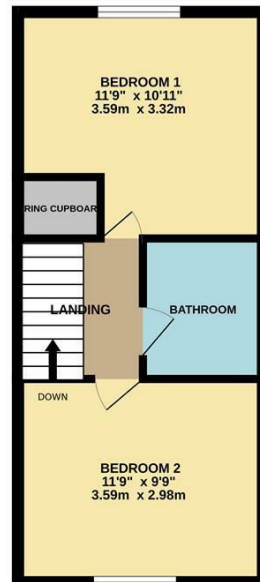
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 660 sq.ft. (61.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for 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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