

BUCKS

PROPERTY AGENTS



9 Robin Close, Stowmarket, IP14 5NG

Guide Price £210,000

- End Terrace Property
- Sealed Unit Double Glazing
- Downstairs Cloakroom
- Two Off Road Parking Spaces
- No Upward Chain
- Two Double Bedrooms
- Gas Radiator Central Heating
- Cedars Park
- Ideal for First Time Buyers or Investors

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Bucks Property Agents are delighted to offer for sale this TWO BEDROOM END TERRACE PROPERTY located on the popular Cedars Park Development. Ideal for first time buyers or investors the property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, DOWNSTAIRS CLOAKROOM, SITTING ROOM/DINER and TWO OFF ROAD PARKING SPACES. The property benefits from NO UPWARD CHAIN.

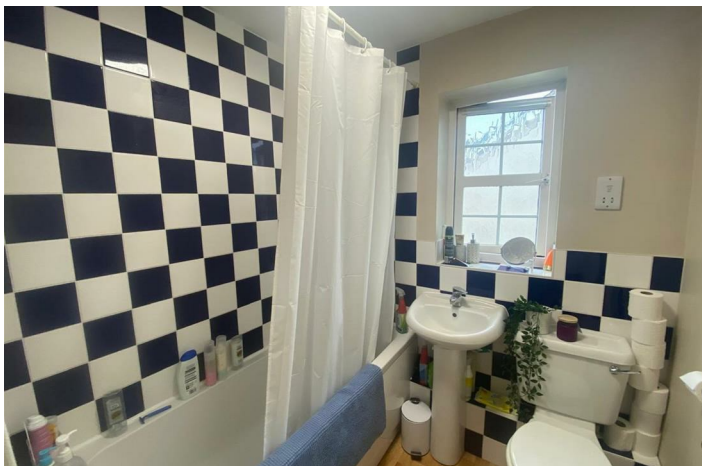
Stowmarket itself offers many amenities including local businesses, schools, leisure centre, cinema, restaurants, major supermarkets, Railway Station with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge and easy access to the A14 corridor.

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:



Council Tax Band: B



Hallway:

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

Cloakroom:

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

Kitchen:

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

Sitting Room/Diner:

With window to side and patio doors to the rear garden, under stairs cupboard, TV point, laminate style flooring and radiator.

Landing:

With loft access.

Bedroom One:

With window to rear, built in wardrobes and chest of drawers and radiator.

Bedroom Two:

With window to front, radiator and shelved airing cupboard that houses the hot water tank.

Bathroom:

With window to side, bath with shower over, tiled splashbacks, pedestal basin, low level WC, laminate style flooring and radiator.

Outside:

To the front of the property is lawn and pathway leading to the front door. There are two tandem off road parking spaces to the side. A side gate leads to the rear garden that comprises of lawn, patio area, shrubs, trees, shed and the garden is surrounded by fencing.



Directions

Head north on Market Pl 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 right onto Swift Dr Turn right onto Robin Cl Destination will on your right.

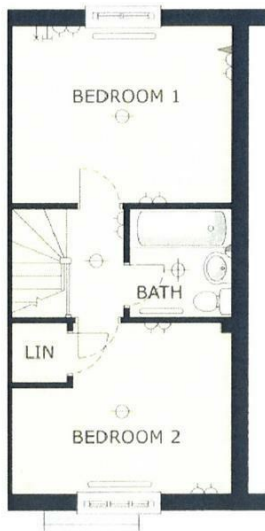
Viewings

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			89
(81-91) B			
(69-80) C		72	
(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	



first floor

3.73m x 2.98m 12'3" x 9'10"
 3.73m x 3.43m 12'3" x 11'3"
 3m (max) x 2.88m (max) 12'3" (max) x 9'6" (max)



ground floor

Kitchen 1.79m x 3.01m 5'11" x 9'11"
 Living/Dining 3.73m (max) x 4.79m (max) 12'3" (max) x 15'9" (max)
 Living/Dining (plot 51) 3.73m (max) x 5.20m (max) 12'3" (max) x 17'1" (max)