

# BUCKS

PROPERTY AGENTS



13 Old Street The Green, Haughley, IP14 3NT

Offers Over £190,000

- End Terrace Property
- Modern Kitchen
- Gas Radiator Central Heating
- Courtyard Garden
- **\*\*NO UPWARD CHAIN\*\***
- One Bedroom
- Sealed Unit Double Glazing
- Village Location
- Conservation Area

# 13 Old Street , Haughley IP14 3NT

Bucks Property Agents are delighted to offer for sale this charming ONE BEDROOM END TERRACE PROPERTY located on Old Street in the picturesque village of Haughley, Stowmarket.

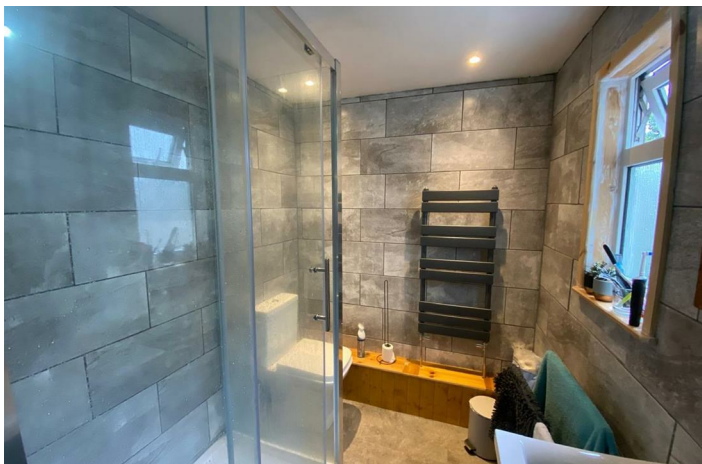
This delightful house is perfect for those seeking a tranquil quaint village setting whether you are a first-time buyer or downsizing. The property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, MODERN KITCHEN, PINE DOORS THROUGHOUT with Suffolk latches, COURTYARD GARDEN and benefits from **\*\*NO UPWARD CHAIN.\*\***

Haughley offers a range of amenities including public house, hairdressers, restaurant, post office, bakery, primary school and is within easy access of the A14 corridor providing links to Stowmarket and Bury St Edmunds which offer many more amenities.

The agents would recommend an internal inspection at the earliest opportunity to appreciate this excellent accommodation on offer.



Council Tax Band: B



### **Sitting Room:**

With window to front and to the side, exposed beams, feature brick fireplace with electric fire inset, TV point, stairs to first floor, LVT flooring and radiator.

### **Kitchen:**

With window to side, range of modern high and low level units, oak worktops, stainless steel sink and drainer. Electric oven and hob with extractor hood and fan, space for fridge freezer, plumbing for dishwasher, storage cupboard, combi boiler housed in a cupboard, feature brick wall and LVT flooring.

### **Rear Porch:**

With door leading to courtyard garden and plumbing for washing machine.

### **Shower Room:**

With window to side, double shower in separate cubicle, low level WC, basin in vanity unit, fully tiled walls and heated towel rail.

### **First Floor Landing:**

With window to rear, loft access, LVT flooring and radiator. This space can be utilised as a home office.

### **Bedroom One:**

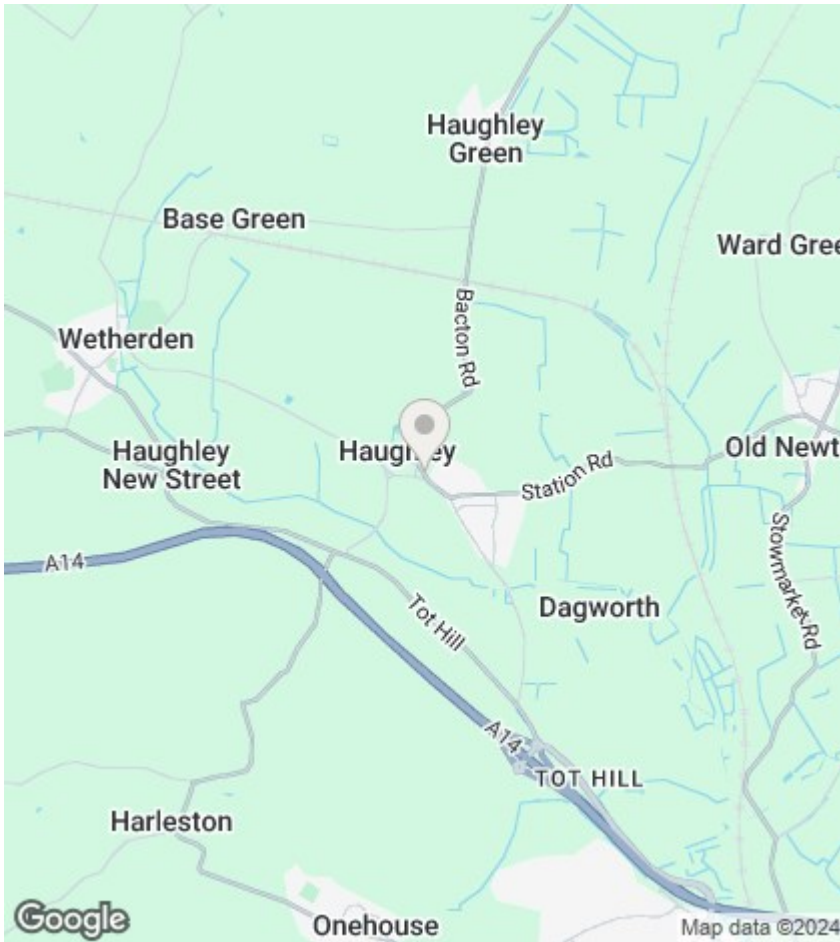
With window to front and to the side and LVT flooring.

### **Cloakroom:**

With low level WC, basin, tiled splashbacks and vinyl flooring.

### **Outside:**

To the front of the property are steps leading up to the front door with shrubs to the side. The rear garden is a courtyard style garden with shrubs, shed and is surrounded by fencing. There is shared access to the side and rear of the property.



## Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 2nd exit onto Tot Hill/A1308 At Tot Hill Jct, take the 3rd exit Turn right onto Fishponds Way Continue onto Old St Destination will be on the right

## Viewings

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

## EPC Rating:

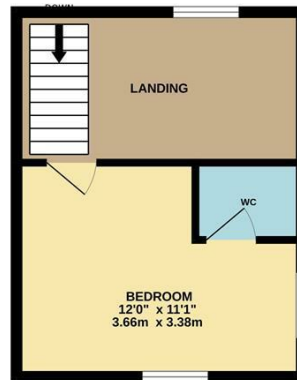
D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 85        |
| (69-80) C                                   |  | 63                      |           |
| (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 |           |

GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA: 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropix 12022