

# BUCKS

PROPERTY AGENTS



37 Mayfield Way, Mendlesham, Stowmarket, IP14 5SH

Offers In Excess Of £265,000

- Detached Bungalow
- Sitting Room/Diner
- Single Garage "en bloc"
- Village Location
- Vacant Possession
- Three Bedrooms
- In Need of Modernisation
- Off Road Parking
- Quite Cul De Sac
- No Upward Chain

# 37 Mayfield Way, Stowmarket IP14 5SH

Bucks Property Agents are delighted to offer for sale this THREE BEDROOM DETACHED BUNGALOW located on Mayfield Way, Mendlesham, Stowmarket.

In need of modernisation, this bungalow presents a fantastic opportunity and boasts THREE BEDROOMS, SITTING ROOM/DINER, OUTSIDE STORAGE, SINGLE GARAGE, OFF ROAD PARKING and benefits from VACANT POSSESSION and NO UPWARD CHAIN.

Situated in the picturesque village of Mendlesham, you'll find yourself surrounded by the beauty of the Suffolk countryside while still being within easy reach of local amenities including primary school, public house, village store with post office, take away, GP and many scenic walks.

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 Porch:

With full length window to rear and radiator.  
Double doors leading to:-

### Sitting Room/Diner:

With two windows to front, TV point and three radiators.

### Hallway:

With loft access and radiator. Shelved airing cupboard that houses the hot water tank.

### Kitchen:

With door leading to the rear garden. Range of high and low level units, space for cooker and fridge freezer, stainless steel sink and drainer, plumbing for washing machine and boiler.

### Bedroom One:

With window to rear and radiator.

### Bedroom Two:

With window to rear and radiator.

### Bedroom Three:

With window to side, fitted wardrobe and dressing room.

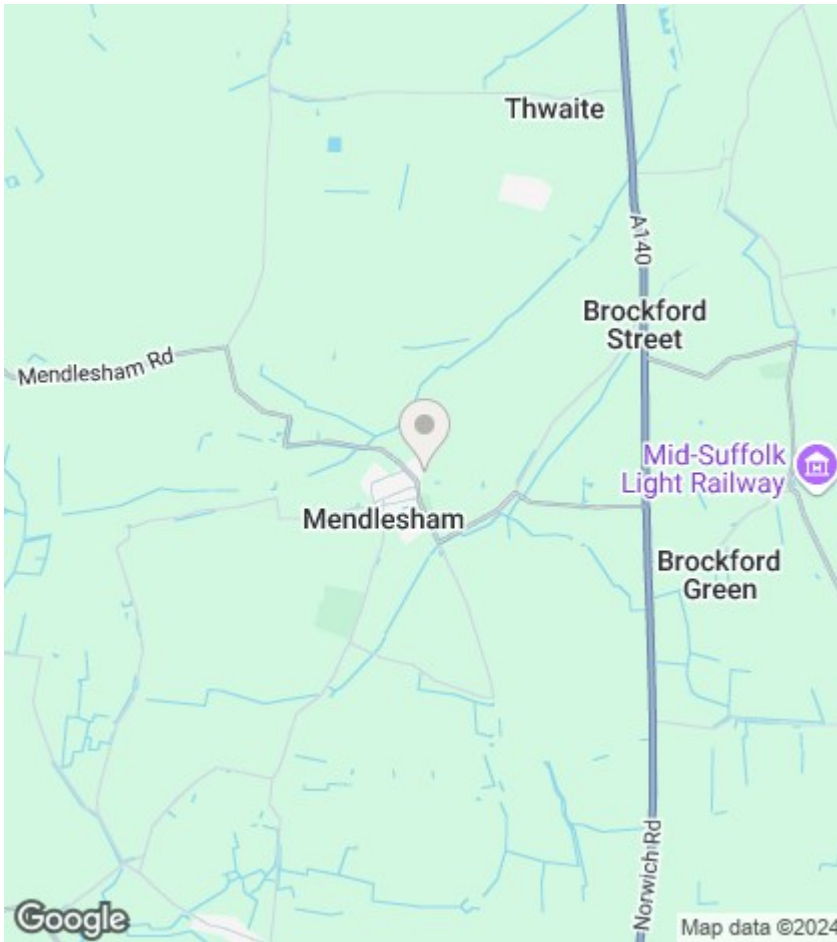
### Bathroom:

With window to side, bath with shower over, low level WC, pedestal basin and radiator.

### Outside:

To the front of the property is a pathway leading to the front door with lawn, tree and shrub borders. The rear garden comprises of lawn, mature shrubs and trees, summer house, oil tank and the garden is surrounded by fencing. There is one off road parking space and a single garage with up and over door "en bloc".

There is a storage shed with side access doors.



## Directions

Head north on Market Pl towards Tavern St/B1115 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 Church Rd/A1120 Continue to follow A1120 Turn left at Bell's Ln Turn right Turn left Continue onto Old Station Rd Turn right onto Front St Turn left onto Chapel Rd Turn right onto Mayfield Way Turn right to stay on Mayfield Way Destination will be on the right

## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>52</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	

