

BUCKS

PROPERTY AGENTS



41 Victoria Road, Stowmarket, IP14 5AJ

Offers In Excess Of £195,000

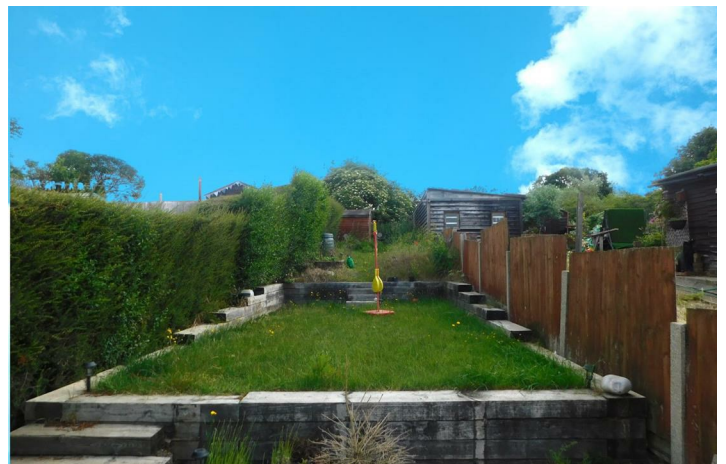
- Terraced Property
- Two Reception Rooms
- Tiered Rear Garden
- Gas Radiator Central Heating
- Sought After Location
- Three Bedrooms
- Downstairs Bathroom
- Sealed Unit Double Glazing
- Close to Local Amenities

41 Victoria Road, Stowmarket IP14 5AJ

Bucks Property Agents are delighted to welcome to the market Victoria Road, Stowmarket, a charming TERRACED PROPERTY that boasts TWO RECEPTION ROOMS, THREE BEDROOMS, DOWNSTAIRS BATHROOM, SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING and good sized tiered REAR GARDEN. Victoria Road is a sought-after location in Stowmarket, known for its convenience being within easy access to local amenities including schools, leisure centre, cinema, restaurants, major supermarkets, local business, Railway Station with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge and easy access to the A14 corridor. The agent would recommend and internal inspection at the earliest opportunity to excellent accommodation on offer. The accommodation is as follows:



Council Tax Band:



Sitting Room:

With window to front, original floorboards, TV point, shelving and radiator.

Hallway:

With original floorboards and stairs to first floor.

Kitchen/Dining Room:

This space is open plan incorporating a dining area with original floorboards, understairs cupboard, fireplace that is currently blocked, radiator and space for fridge freezer. The kitchen area includes a window to rear, range of high and low level units, stainless steel sink and drainer, tiled splashbacks, electric hob and oven with extractor hood and fan, plumbing for washing machine and dishwasher and vinyl flooring.

Rear Porch:

With door leading to outside and laminate style flooring.

Bathroom:

With window to the side, low level WC, bath with shower over, basin over vanity unit, 3/4 tiled walls, tiled floor and heated towel rail.

FIRST FLOOR

Bedroom One:

With window to front, loft access, fitted wardrobe, original floorboards and radiator.

Bedroom Two:

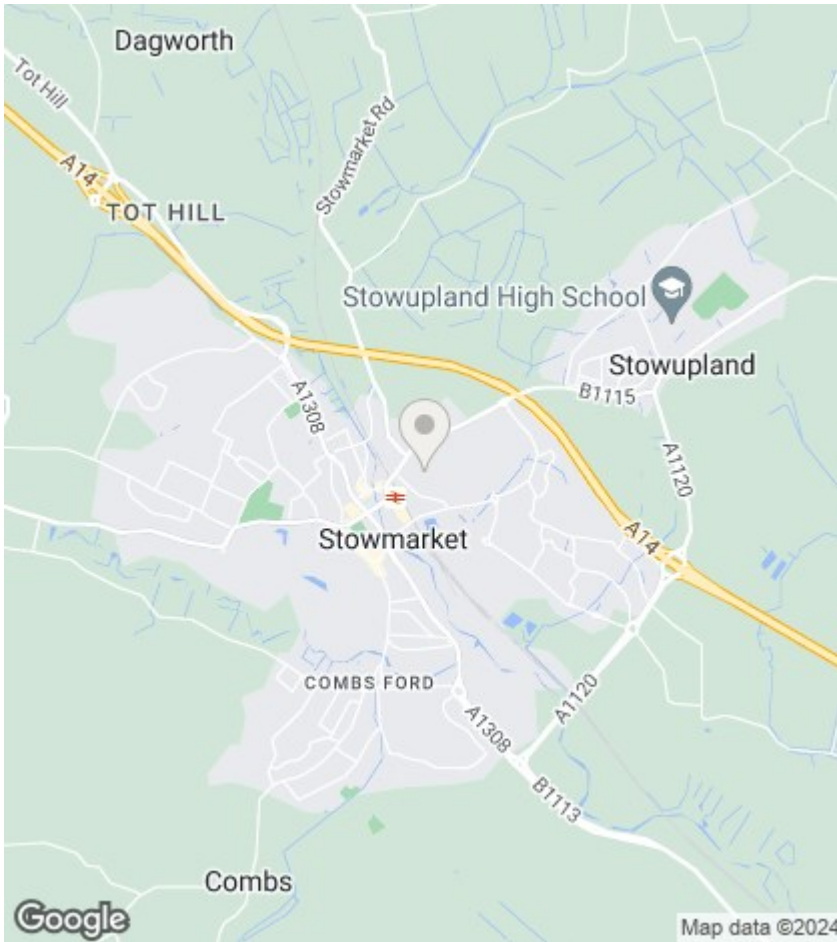
With window to rear, original floorboards, built in storage and radiator.

Bedroom Three:

This room leads from bedroom two with window to rear, wall hung combi boiler, original floorboards and radiator.

Outside:

A side gate leads to the rear garden which is tiered and comprises of patio areas, lawn, sleepers, shed and the garden is surrounded by fence and hedging.



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 3rd exit onto Stowupland Rd/B1115 Turn left onto Victoria Rd Destination will be on the left

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) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 73.7 m² ... 794 ft²