

# BUCKS

PROPERTY AGENTS



86 Bridge Street, Stowmarket, IP14 1BS

Offers Over £200,000

- Mid Terrace Home
- Two Reception Rooms
- Sealed Unit Double Glazing
- One Off Road Parking Space (via Takers Lane)
- Close to Local Amenities
- Two Bedrooms
- Downstairs Bathroom
- Gas Radiator Central Heating
- Desirable Location

# 86 Bridge Street, Stowmarket IP14 1BS

Welcome to this charming property located on Bridge Street in the delightful town of Stowmarket. This mid-terrace house offers a perfect blend of comfort and convenience, ideal for those seeking a cosy home in a bustling location.

As you step inside, you are greeted by not one, but two inviting reception rooms, providing ample space for relaxation and entertainment. The layout of this property is thoughtfully designed, offering a seamless flow from one room to the next.

With two cosy bedrooms, this home is perfect for a small family, a couple, or even someone looking for a spare room to use as a home office. The family bathroom can be located downstairs.

One of the highlights of this property is the parking space available for one vehicle. In a town where parking can be a challenge, having your own designated spot is a true luxury.

Located in the heart of Stowmarket which offers something for everyone 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.

Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing.



Council Tax Band: B



#### **Sitting Room:**

With window to front, TV point and radiator.

#### **Dining Room:**

With window to rear and radiator.

#### **Kitchen:**

With window to side, range of high and low level units, worktops and stainless steel sink and drainer. Electric oven and hob with extractor hood and fan, space for fridge freezer, plumbing for washing machine, built in cupboard that houses the boiler and stairs to first floor.

#### **Rear Hallway:**

With door to outside, built in storage and laminate style flooring.

#### **Bathroom:**

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

### **FIRST FLOOR**

#### **Bedroom One:**

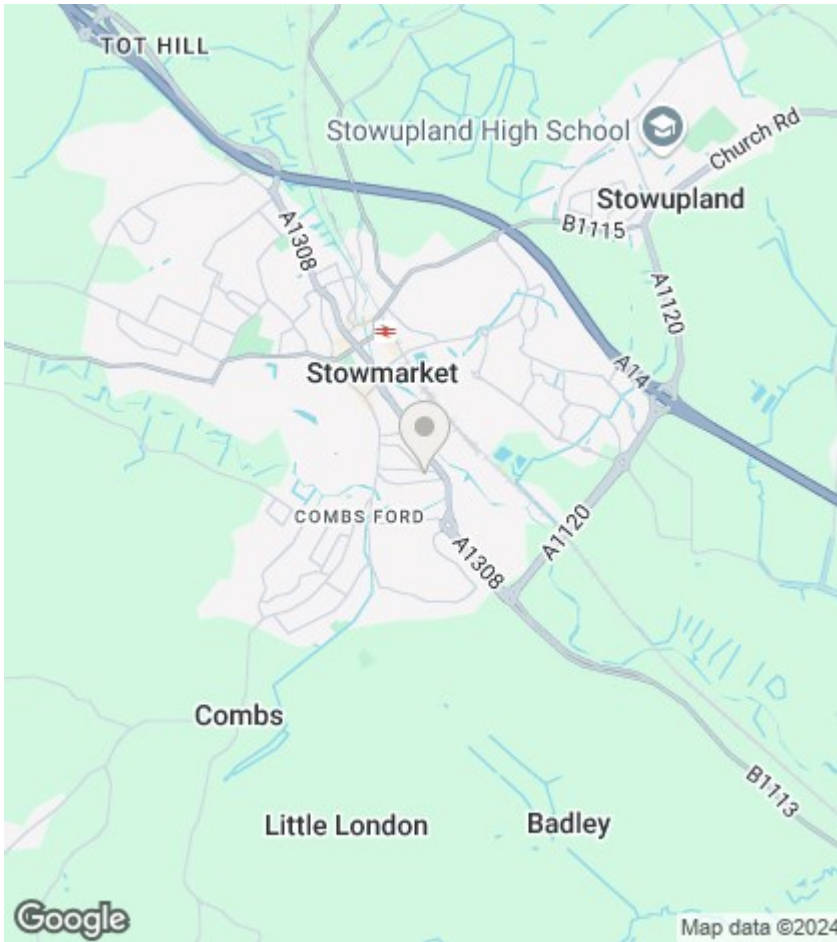
With window to front, feature mock fireplace and radiator.

#### **Bedroom Two:**

With window to rear, built in cupboard, loft access and radiator.

#### **Outside:**

To the front of the property is a pathway leading to the front door with decorative pea shingle and surrounded by wall and fencing with a wrought iron gate. The rear garden comprises of lawn, pathway, brick shed, paved area and the garden is fenced either side with access either side.



## Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd Turn left onto Takers Ln Takers Ln turns left and becomes Bridge St Destination will be on the left

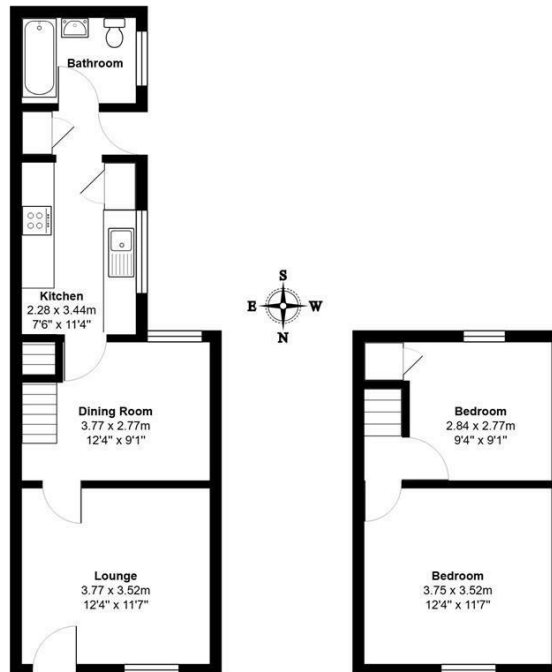
## Viewings

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) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</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	



Total Area: 63.3 m<sup>2</sup> ... 682 ft<sup>2</sup>