

# BUCKS

PROPERTY AGENTS



90 Gainsborough Road, Stowmarket, IP14 1LJ

£200,000

- NO UPWARD CHAIN
- GRCH
- 2 DOUBLE BEDROOMS
- AMPLE STORAGE
- VACANT POSSESSION
- SUDG
- IDEAL FIRST TIME BUY
- MODERNISATION REQUIRED

# 90 Gainsborough Road, Stowmarket IP14 1LJ

Welcome to Gainsborough Road - requiring updating and modernisation the property boasts generous living accommodation, 2 double bedrooms and ample storage. Along with gas radiator central heating and sealed unit double glazed windows there is a conservatory to the rear adding to the already spacious home.

Located within walking distance of many amenities including post office and leisure centre and close Stowmarket Town Centre the property is in an ideal location.

We would recommend an internal inspection to appreciate the accommodation on offer.



Council Tax Band: B



### **ENTRANCE HALL:**

Radiator, 2 storage cupboards, under stairs storage area and stairs to first floor.

### **SITTING ROOM:**

With 2 radiators, TV point, panty cupboard, full length window to rear and French doors to conservatory, door to kitchen and door to rear porch.

### **REAR PORCH:**

Large storage cupboard, tiled floor and door to rear garden

### **CONSERVATORY:**

With radiator, windows all around and sliding door to rear garden.

### **KITCHEN:**

With high and low level units, electric oven and hob, extractor hood & fan, plumbing for washing machine, sink & drainer, breakfast bar, tiled splash backs, vinyl flooring, radiator and window to front

### **FIRST FLOOR LANDING:**

With storage cupboard, shelved airing cupboard housing combi boiler and window to front

### **BEDROOM 1:**

With radiator, built in wardrobes, window to rear and loft access

### **BEDROOM 2:**

With radiator, built in wardrobes and window to rear

### **WC:**

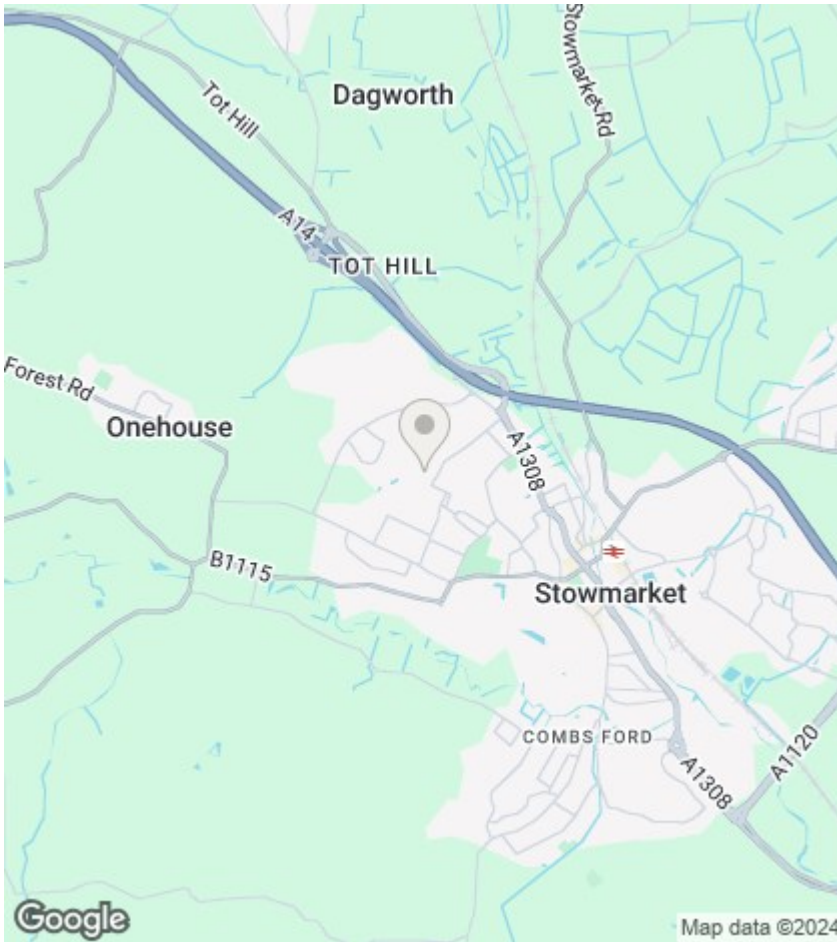
With WC, radiator and window to front

### **BATHROOM:**

With panelled bath, hand basin, tiled splash backs, radiator and window to front

### **OUTSIDE:**

To the front of the property there is a central pathway with lawns either side and leading to front door. There is a side gate giving access to the rear gardens. The rear gardens incorporate paving slabs, shed, mature shrubs and is fenced on all sides.



## Directions

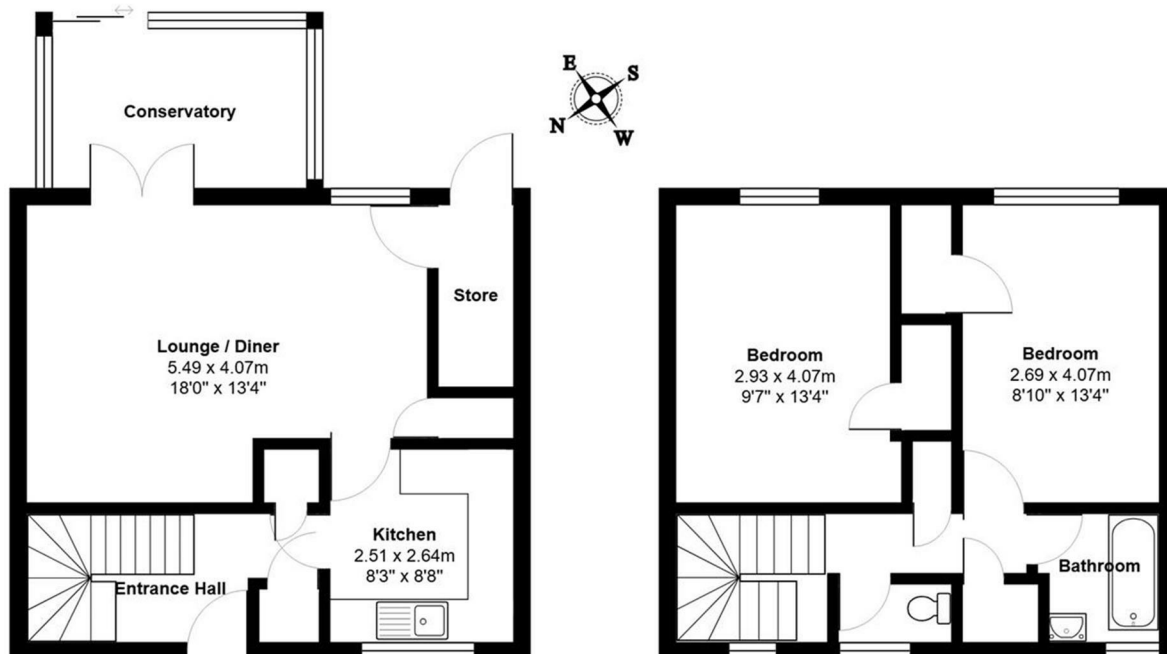
Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 At the roundabout, take the 4th exit and stay on Gipping Way/A1308 Turn right onto Station Rd W/B1115 Continue to follow B1115 Turn right onto Onehouse Rd Turn right onto Gainsborough Rd Destination will be on the

**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>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		71	
(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: 88.0 m<sup>2</sup> ... 947 ft<sup>2</sup>