

BUCKS

PROPERTY AGENTS



12 Polstead Close, Stowmarket, IP14 2PJ

Offers Over £200,000

- Terraced House
- Shower Room
- In Need of Modernisation
- Single Garage
- Vacant Possession
- Three Bedrooms
- Kitchen/Diner
- Sealed Unit Double Glazing
- Two Off Road Parking Spaces
- No Upward Chain

12 Polstead Close, Stowmarket IP14 2PJ

Welcome to this terraced house located on Polstead Close in the delightful town of Stowmarket. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to enjoy. The house features a well-maintained shower room and offers parking space for up to three vehicles, ensuring convenience for you and your visitors. Although the property requires some modernisation, this presents a fantastic opportunity for you to add your personal touch and create the home of your dreams.

Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life. With vacant possession and no upward chain, you can move in hassle-free and start making memories in your new abode.

Stowmarket itself offers many amenities 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.

Don't miss out on the chance to own this lovely terraced house in Stowmarket. Contact us today to arrange a viewing.



Council Tax Band: B



Entrance Hall:

With windows and door to outside.

Sitting Room:

With window to front, stairs to first floor, TV point and radiator.

Kitchen/Diner:

With two windows to rear, range of high and low level units, worktops, tiled splashbacks, stainless steel sink and drainer. Space for cooker and fridge freezer, plumbing for washing machine, boiler housed in a cupboard, vinyl flooring and radiator.

FIRST FLOOR

Landing:

With loft access.

Bedroom One:

With window to front and radiator.

Bedroom Two:

With window to front built in wardrobe and radiator.

Bedroom Three:

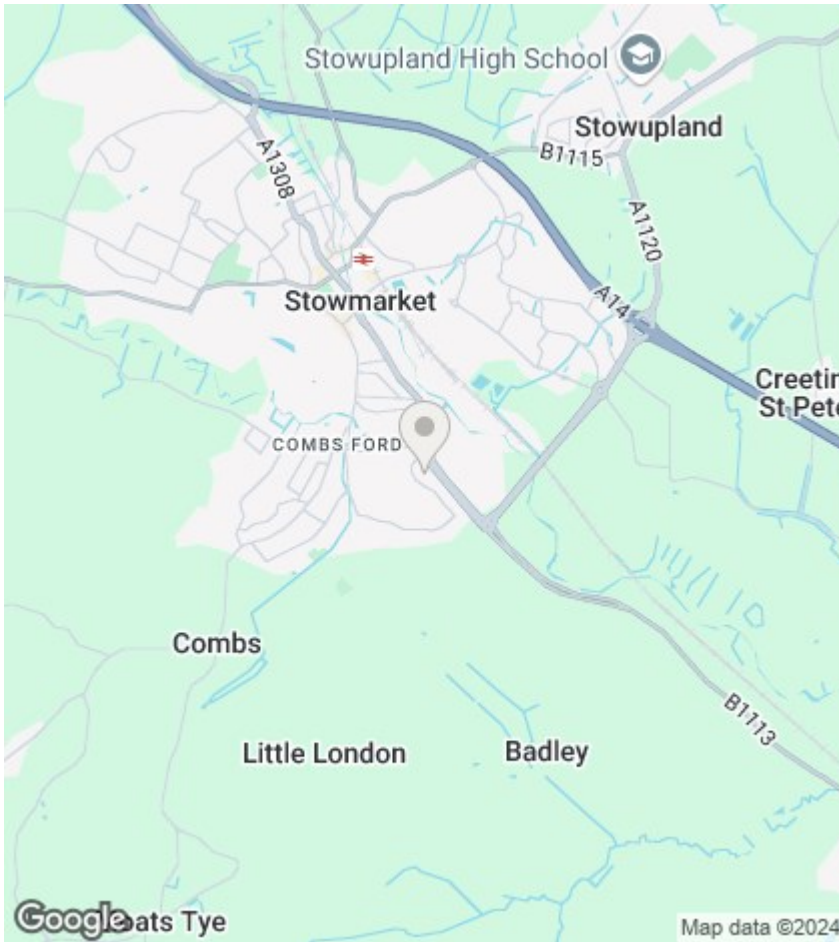
With window to rear, built in wardrobe and radiator.

Shower Room:

With window to rear, walk in shower, pedestal basin, tiled splashbacks, low level WC and vinyl flooring. Shelved airing cupboard that houses the hot water tank.

Outside:

To the front of the property is a sloping pathway leading to the front door with artificial grass surrounded by post and rail fencing and hedging. The rear garden comprises of steps down to the lawn with a hard standing area, shed, shrub borders and for privacy the garden is surrounded by fencing and wall. A gate to the rear gives access to a block paved driveway leading to a single garage with up and over door and there are two off road parking spaces.



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 At the roundabout, take the 3rd exit onto Melford Rd Turn left onto Polstead Cl Destination will be on the left

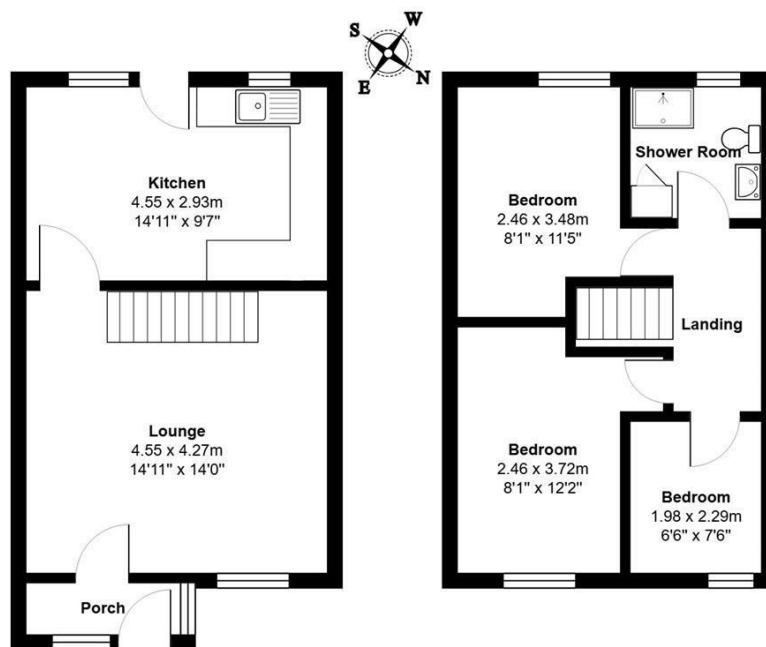
Viewings

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) A			
(81-91) B			88
(69-80) C		72	
(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	



Total Area: 69.4 m² ... 747 ft²