

# BUCKS

PROPERTY AGENTS



69 Spencer Way, Stowmarket, IP14 1UQ

Guide Price £280,000

- Detached Home
- Two Reception Rooms
- Gas Radiator Central Heating
- Family Bathroom
- Single Garage with Electric Door
- Three Double Bedrooms
- Sealed Unit Double Glazing
- Downstairs Cloakroom
- Off Road Parking

# 69 Spencer Way, Stowmarket IP14 1UQ

Welcome to Spencer Way, Stowmarket - a charming location that could be the perfect setting for your new home! This delightful detached house boasts 3 double bedrooms, offering ample space for a growing family or those who enjoy having guests over. Situated in a peaceful neighbourhood, this property provides a sense of tranquillity while still being conveniently located near local amenities. The detached nature of the house ensures privacy and a sense of independence and there is plenty of room to make this house your own with two receptions rooms ideal for entertaining or just relaxing with friends and family. This property comes with parking space for 1 vehicle, making it convenient for you and your guests as well as a single garage that will easily fit a family sized car with a convenient electric door. Stowmarket has something for everyone as well and main transport links with its own railway station operating main lines to London Liverpool Street, Cambridge, Norwich and Bury St Edmunds. Don't miss out on the opportunity to create a warm and welcoming home in this lovely detached house on Spencer Way and book a viewing today.



Council Tax Band: C



#### Hallway:

With stairs to first floor, understairs cupboard and radiator.

#### Cloakroom:

With window to front, low level WC, pedestal basin, tiled splashbacks and radiator.

#### Sitting Room:

With window to front, TV point and radiator.  
Archway leading to:-

#### Dining Room:

A room filled with natural light from the patio door that lead to the rear garden. And radiator.

#### Kitchen:

With window to side and door to outside. Range of high and low level units, worktops, tiled splashbacks, sink and drainer. Electric oven and hob with extractor hood and fan, space for fridge freezer, plumbing for washing machine and combi boiler housed on the wall. Vinyl flooring and radiator.

### FIRST FLOOR

#### Landing:

With window to side, loft access and airing cupboard.

#### Bedroom One:

With window to rear and radiator.

#### Bedroom Two:

With window to front and radiator.

#### Bedroom Three:

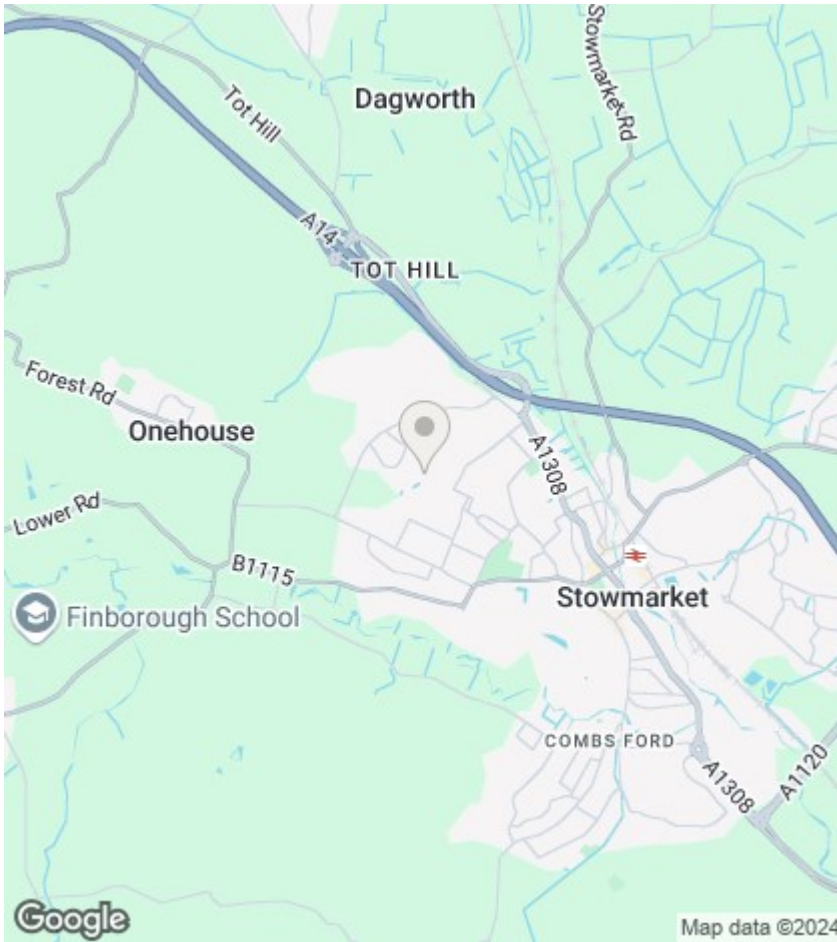
With window to side, radiator and useful storage over the stairwell.

#### Bathroom:

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

#### Outside:

To the front of the property is decorative shingle and a driveway providing off road parking for one vehicle leading to a single garage with electric door, power and light connected and a personnel door to side. A side gate leads to the rear garden that comprise of lawn, patio area, shed, gravel borders and for privacy and seclusion the garden is surrounded by fencing.



## Directions

Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 1st exit onto Bury Rd Slight left towards Chilton Way Slight left onto Chilton Way Turn left onto Spencer Way Destination will be on the right

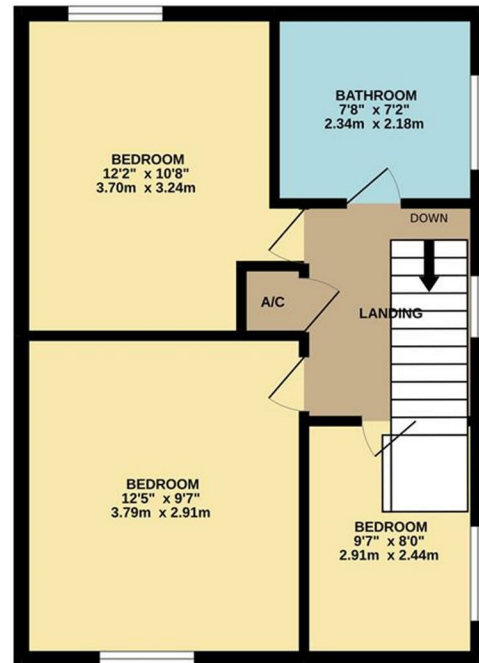
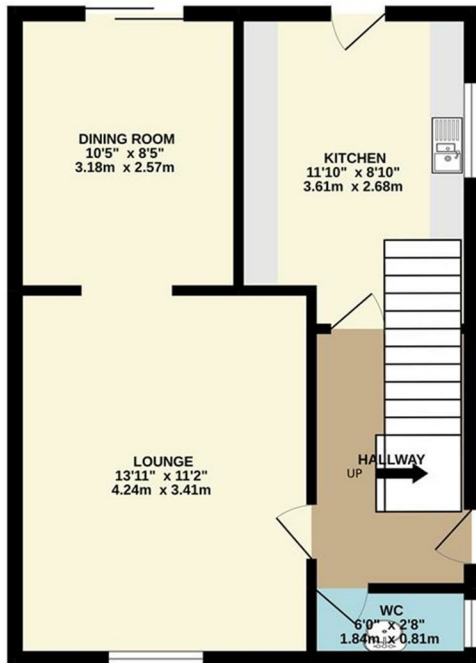
## Viewings

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			85
(69-80) C		71	
(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	



Unless stated otherwise, all measurements are approximate and should not be relied upon for any purpose.