

BUCKS

PROPERTY AGENTS



9 Westhorpe Road, Finningham, Stowmarket, IP14 4TN

Guide Price £220,000

- Semi Detached House
- Downstairs Bathroom
- Oil Radiator Central Heating
- In Need of Modernisation
- Vacant Possession
- Three Bedrooms
- Sealed Unit Double Glazing
- Generous sized Front and Rear Garden
- Desirable Village Location
- No Upward Chain

9 Westhorpe Road, Stowmarket IP14 4TN

Welcome to this charming semi-detached house located on Westhorpe Road in the delightful village of Finningham, Stowmarket. As you step inside, you are greeted by a spacious property boasting one reception room, kitchen/diner, three cosy bedrooms, and a well-appointed bathroom. In need of modernisation this property offers the opportunity to create and design your own dream home. The large garden at the front and rear of the house offers a perfect setting for outdoor activities, gardening enthusiasts, or simply enjoying the fresh air. With the added bonus of outbuildings, there is potential for creating a workshop, studio, or extra storage space to suit your needs. The property is being offered with vacant possession and no upward chain, allowing you to move in hassle-free and make it your own. Situated in a tranquil location, this home provides a peaceful retreat from the hustle and bustle of city life. Finningham offer a variety of amenities primary school, post office, village hall, and a pub and is approximately 7 miles from the market town of Stowmarket that offers much more as well and its own railway station with link to London, Bury St Edmunds, Ipswich and Norwich. Don't miss out on the opportunity to own this lovely home in Finningham. Book a viewing today and envision the possibilities that this property holds for you and your family.



Council Tax Band: B



Hallway:

With stairs to first floor and radiator.

Sitting Room:

With window to front, chimney that is currently blocked, TV point and radiator.

Kitchen/Diner:

With two windows to rear, rear porch with door leading to the back garden. There is a range of high and low level units, built in cupboard, worktops, tiled splashback and sink and drainer. Space for cooker and fridge, plumbing for washing machine and a radiator. There is a useful panty with a window to rear.

Bathroom:

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

FIRST FLOOR

Landing:

With window to side and loft access.

Bedroom One:

With window to front, two built in wardrobes and radiator.

Bedroom Two:

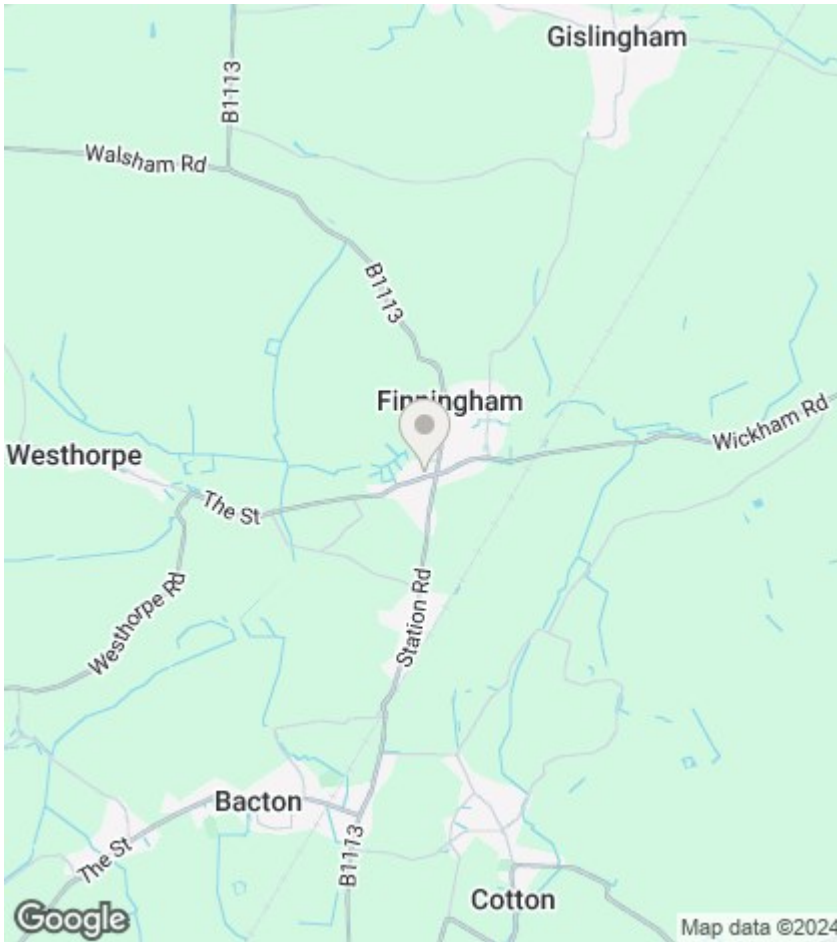
With window to rear, airing cupboard that houses the hot water tank, storage cupboard and radiator.

Bedroom Three;

With window to rear and radiator.

Outside:

To the front of the property is a shared pathway, large lawn area that could be utilised for parking, shrubs and greenhouse. The rear garden comprises of lawn, hard standing area, garden sheds, brick built sheds, one housing the boiler, outbuildings with power and light connected, and garden path. The garage is "en bloc" with up and over door.



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 1st exit onto Newton Rd/B1113 Continue to follow B1113 Turn left onto Westhorpe Rd Turn right Destination will be on the left

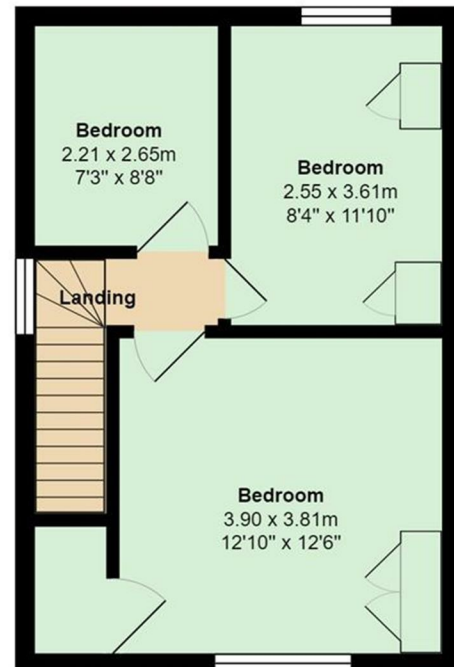
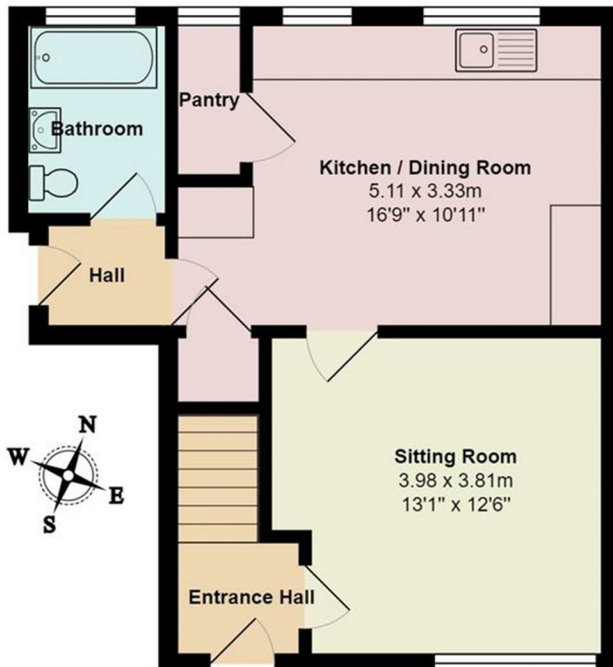
Viewings

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



Total Area: 82.2 m² ... 885 ft²

All measurements are approximate and for display purposes only