

# BUCKS

PROPERTY AGENTS



33 Nuthatch Close, Stowmarket, IP14 5BF

Offers Over £140,000

- Two Bedroom Apartment
- Electric Heating
- Telephone Entry System
- Views Over Stowmarket
- No Upward Chain
- Top Floor
- Sealed Unit Double Glazing
- One Allocated Parking Space
- Close to Local Amenities

# 33 Nuthatch Close, Stowmarket IP14 5BF

Welcome to Nuthatch Close, Stowmarket - a charming location that could be your next home. This delightful top floor apartment boasts 1 reception room, 2 cosy bedrooms, and 1 bathroom, making it a perfect space for a small family or professionals looking for a comfortable living space.

One of the standout features of this property is the allocated parking space for one vehicle, ensuring you never have to worry about finding a spot after a long day. The property is conveniently located within walking distance of the local amenities and railway station with main links to London, Norwich, Cambridge, Bury St Edmunds and Ipswich.

Stowmarket offers something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, schools and major supermarkets.

Don't miss out on the opportunity to make this top floor apartment your own. Book a viewing today and start envisioning your life in this charming space at Nuthatch Close!



Council Tax Band: B



#### Communal Entrance:

With stairs leading to the apartment.

#### Hallway:

With telephone entry system, laminate style flooring, electric heater, loft access and shelved airing cupboard that houses the megaflow tank.

#### Sitting Room:

A light and airy room with views over Stowmarket with two windows to front and one window to side, telephone point, two electric heaters and opening into:

#### Kitchen:

With window to side, range of high and low level units, matching worktops and splashbacks, stainless steel sink and drainer, electric oven, extractor hood and fan, fridge freezer, washing machine, space for dishwasher and vinyl flooring.

#### Bedroom One:

With two windows to rear and electric heater.

#### Bedroom Two:

With window to front, fitted wardrobe to one wall with mirrored sliding doors and electric heater.

#### Bathroom:

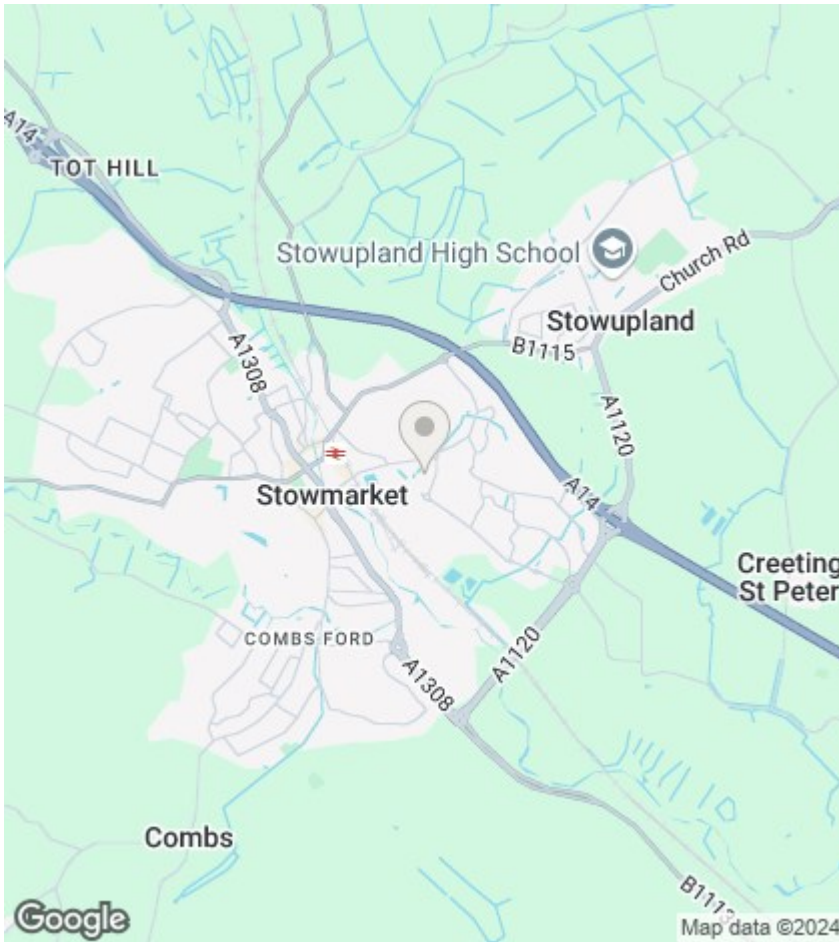
With vinyl style flooring, bath with shower over, pedestal basin, low level WC, 1/2 tiled walls and heated towel rail.

#### Outside:

There is one allocated off road parking space.

#### Agent Note:

There are tenants in the property.



## 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 left onto Navigation Approach Turn right onto Goosander Rd Turn left onto Nuthatch Cl Turn right to stay on Nuthatch Cl Destination will be on the left

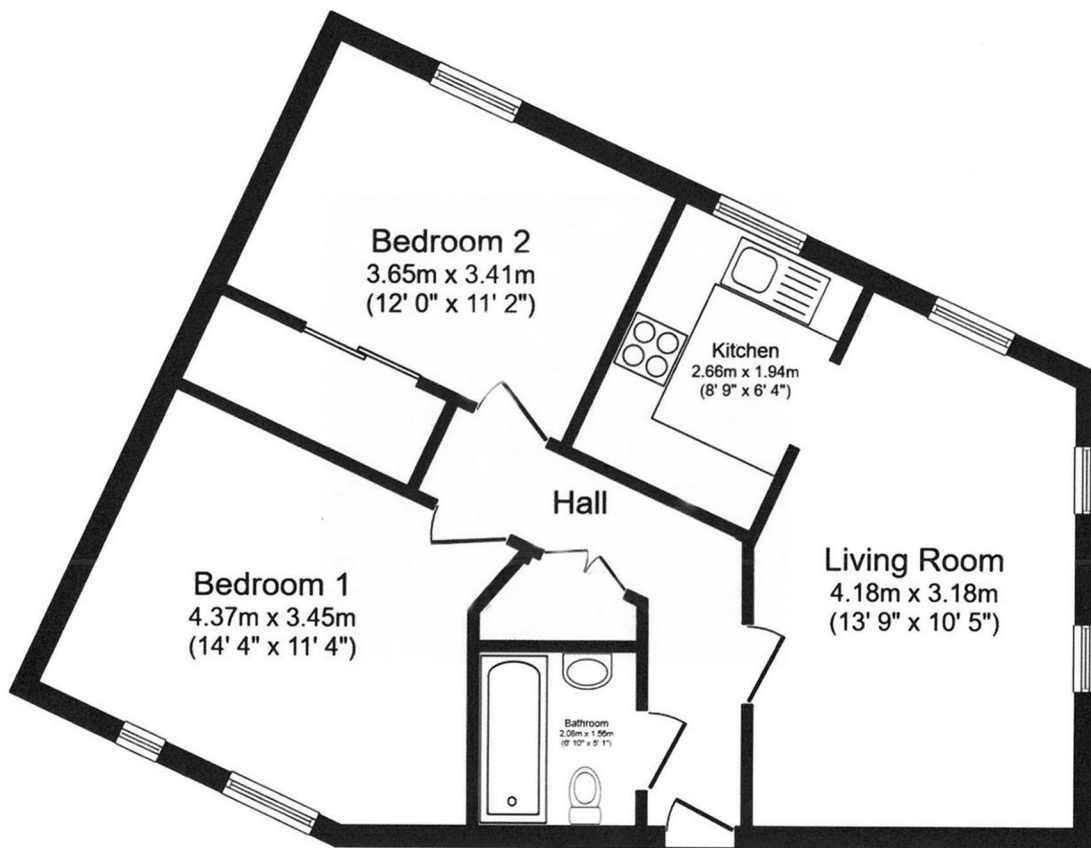
## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		67	
(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 floor area 55.0 sq.m. (592 sq.ft.) approx