

# BUCKS

PROPERTY AGENTS



49 Melford Road, Stowmarket, IP14 2PR

Asking Price £260,000

- Detached Property
- Sealed Unit Double Glazing
- Two Reception Rooms
- Off Road Parking
- Catchment for Combs Ford and Trinity Primary Schools
- Three Bedrooms
- Gas Radiator Central Heating
- Single Garage
- No Upward Chain



# 49 Melford Road, Stowmarket IP14 2PR

Bucks Property Agents are delighted to offer for sale this THREE BEDROOM DETACHED property sold with the benefit of NO UPWARD CHAIN.\*\*\* The property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, TWO RECEPTION ROOMS, UPSTAIRS SHOWER ROOM, SINGLE GARAGE that is currently a UTILITY ROOM, OFF ROAD PARKING and Property has recently been redecorated throughout.

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 and easy access to the A14 corridor.

The agents would recommend an internal inspection at the earliest opportunity to appreciate this excellent accommodation on offer.

The accommodation on offer is as follows:



Council Tax Band: C



### Entrance Porch:

With window to front and door to outside.

### Sitting Room:

With triple glazed window to front, recently fitted carpet, stairs to first floor, TV point and radiator.

Archway leading to:-

### Dining Room:

With window to rear, recently fitted carpet, understairs cupboard and radiator.

### Kitchen:

With window to rear and door to outside. Range of high and low level units with three "magic corner" units, dual fuel cooker with electric oven and gas hob with extractor hood and fan, fridge freezer and dishwasher (these are included within the sale). Sink and drainer, tiled splashbacks, larder cupboard, boiler housed on the wall, tiled floor and heated towel rail.

### First Floor Landing:

With loft access with pull down ladder.

### Bedroom One:

With window to rear, fitted wardrobe to one wall with a dressing table, storage cupboard, new carpet fitted and radiator.

### Bedroom Two:

With window to front and radiator.

### Bedroom Three:

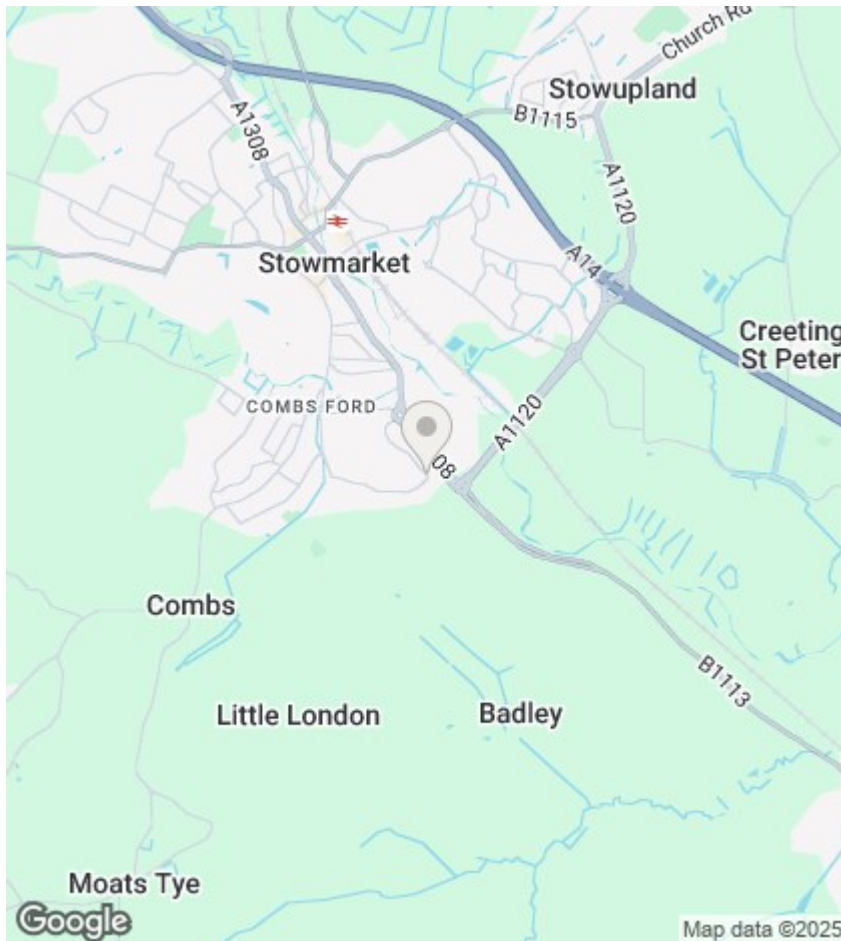
With window to front and radiator.

### Shower Room:

With window to rear, walk in shower with shower boarding, basin in vanity unit, low level WC, shelved airing cupboard that houses the hot water tank, vinyl flooring, fully tiled walls and heated towel rail.

### Outside:

To the front of the property is a block paved driveway providing off road parking for two vehicles side by side, paving slabs, shrubs and mini fencing. Two side gates lead to the rear garden that comprises of lawn, mature shrubs, patio area, high quality potting shed with power and light connected, pergola, pathway, shingle area and the garden is surrounded by fencing. There is a single garage with up and over door, power and light connected, currently a utility room with low level units, shelving, fitted cupboard, water softener and washing machine included within the sale.



## 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 2nd exit onto Needham Rd/A1308 At the roundabout, take the 4th exit and stay on Needham Rd/A1308 Destination will be on the left

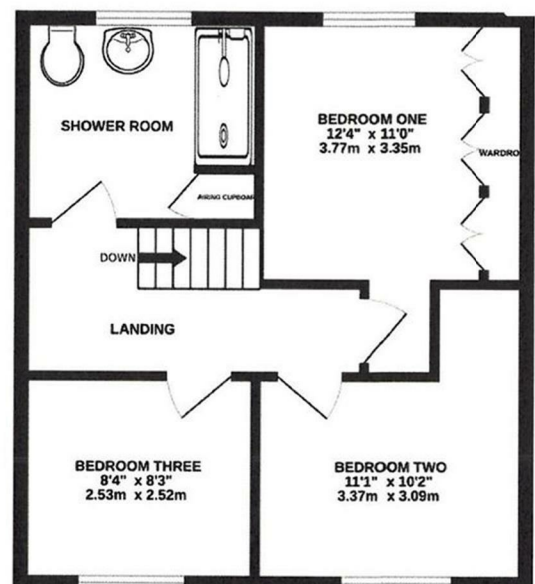
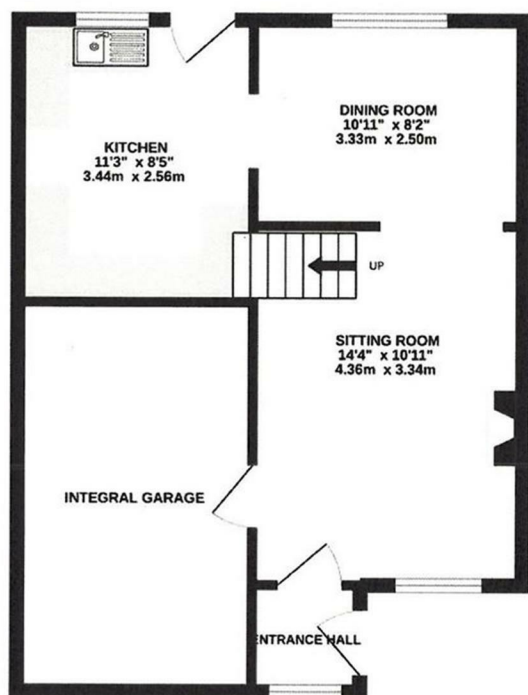
## Viewings

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) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of these, windows, doors and other items are approximate and are not intended to be used for any purpose.