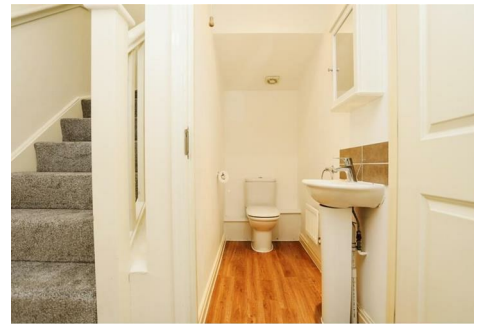


# BUCKS

PROPERTY AGENTS



88 Kittiwake Court, Stowmarket, IP14 5GS

Price £250,000

- Semi Detached Home
- En Suite to Master Bedroom
- Kitchen/Diner
- Gas Radiator Central Heating
- No Upward Chain
- Three Bedrooms
- Downstairs Cloakroom
- Sealed Unit Double Glazing
- Off Road Parking

# 88 Kittiwake Court, Stowmarket IP14 5GS

Bucks Property Agents are delighted to offer for sale this THREE BEDROOM SEMI DETACHED PROPERTY located on the popular Cedars Park Development. The property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, DOWNSTAIRS CLOAKROOM, KITCHEN/DINER, EN SUITE to MASTER BEDROOM and OFF ROAD PARKING for two vehicles. The property is sold with the benefit of NO UPWARD CHAIN\*\*\*.

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



#### Hallway:

With laminate style flooring, stairs to first floor, built in cupboard and radiator.

#### Cloakroom:

With laminate style flooring, pedestal basin, low level WC and radiator.

#### Kitchen/Diner:

With window to the front and to the rear, range of high and low level units, matching worktops and splashbacks, stainless steel sink and drainer. Electric oven and gas hob with extractor hood and fan, integrated fridge freezer, plumbing for washing machine, laminate style flooring and radiator.

#### Sitting Room:

With window to front and French doors to rear, TV point and radiator.

#### First Floor Landing:

With window to rear, loft access and airing cupboard that houses the hot water tank.

#### Bedroom One:

With window to front, built in wardrobe and radiator.

#### En Suite:

With window to rear, double shower in separate cubicle, pedestal basin, tiled splash backs, low level WC, shaving point, laminate style flooring and radiator.

#### Bedroom Two:

With window to front and radiator.

#### Bedroom Three:

With window to rear and radiator.

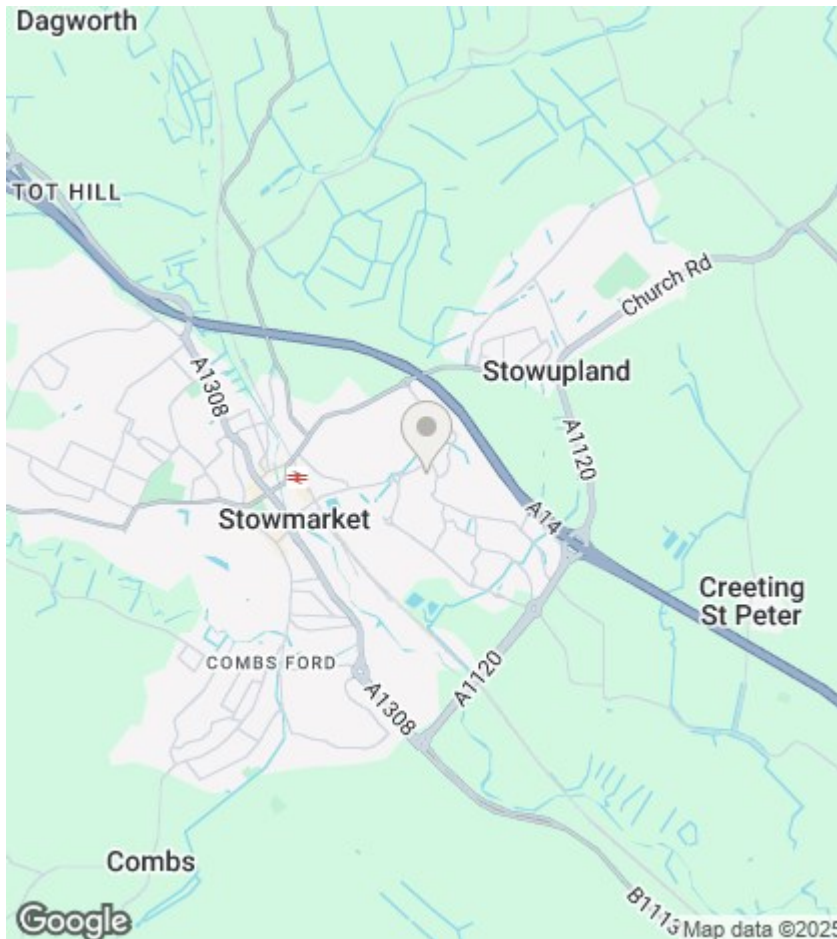
#### Bathroom:

With window to front, bath with mixer tap and shower attachment, low level WC, pedestal basin, shaving point, tiled splashbacks, vinyl flooring and radiator.

#### Outside:

To the front of the property is a pathway leading to the front door with gravel and shrubs to either side. . The rear garden comprises of artificial grass, paved pathway and the garden is surrounded by fencing with a gate to the rear. There are two tandem off road parking spaces to the rear of 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 At the roundabout, take the 2nd exit onto Mortimer Rd Turn right onto Creting Rd E Turn right onto Kittiwake Ct Destination will be on the right

## Viewings

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

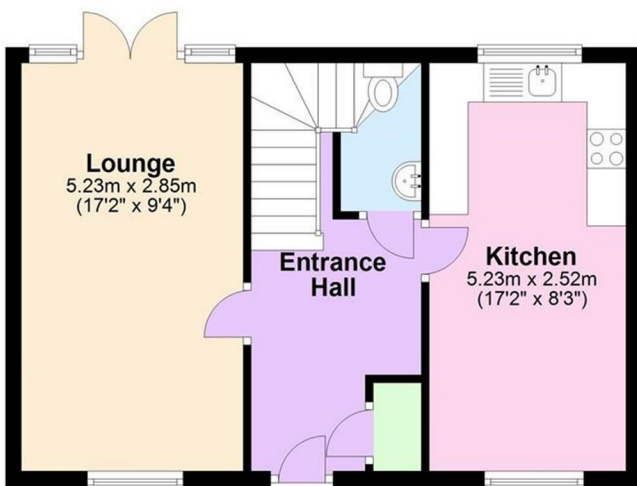
## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>	76	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

### Ground Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



### First Floor

Approx. 40.5 sq. metres (436.3 sq. feet)

