

# BUCKS

PROPERTY AGENTS



11 Tavern Street, Stowmarket, IP14 1PJ

Price £280,000

- Four Bedrooms
- Two Reception Rooms
- Study/Playroom
- Utility Room
- Combi Boiler
- Terraced House
- En-Suite to Master Bedroom
- Cellar
- Gas Radiator Central Heating
- Close to Local Amenities



# 11 Tavern Street, Stowmarket IP14 1PJ

Nestled in the heart of Stowmarket on Tavern Street, this charming four-bedroom mid-terrace house offers a delightful blend of comfort and practicality. Ideal for families or those seeking extra space, the property boasts a well-designed layout that maximises both functionality and style. Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The versatile study or playroom provides an additional area that can be tailored to your needs, whether it be a home office, a children's play area, or a quiet reading nook. The master bedroom features an en-suite bathroom, ensuring privacy and convenience for the occupants. The three additional bedrooms are generously sized, providing ample space for family members or guests. For those who appreciate extra storage, the property includes a cellar, offering a practical solution for keeping your belongings organised and out of sight.

This home is ideally situated within Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich, making it a perfect choice for those looking to settle in a vibrant community. With its spacious layout and thoughtful features, this terraced house is a wonderful opportunity for anyone seeking a comfortable and functional living space in Stowmarket.



Council Tax Band: C



### Entrance Hall

With stairs leading to first floor, door to cellar, original floorboards and radiator.

### Cellar

11'11" x 15'4"  
Spacious area.

### Sitting Room

13'2" x 14'11"  
With sash window to front, open fireplace with a multi-fuel burner, TV point and original floorboards.

### Study/Playroom

13'2" x 7'8"  
With window to front, original floorboards and radiator.

### Dining Room

14'9" x 10'11"  
With door leading to outside, original floorboards and radiator.

### Kitchen

14'9" x 9'7"  
With window to front, range of high and low units, tiled splashbacks, gas hob with extractor hood and fan, electric oven, space for fridge freezer, tiled floor and radiator.

### Utility Room

With basin, plumbing for washing machine and vinyl floor.

### Rear Porch

With door to outside.

### Cloakroom

With window to rear, low level W/C and basin.

### First Floor Landing

With built-in cupboard, loft access and airing cupboard housing Combi boiler.

### Bedroom One

13'2" x 14'11"  
With window to front and radiator.

### En-Suite

With window to front, corner shower cubicle, low level W/C, basin within vanity unit and tiled floor.

### Bedroom Two

14'9" x 10'11"  
With window to rear and radiator.

### Bedroom Three

14'9" x 9'7"  
With window to rear and radiator.

### Bedroom Four

13'2" x 9'6"  
With window to front and radiator.

### Bathroom

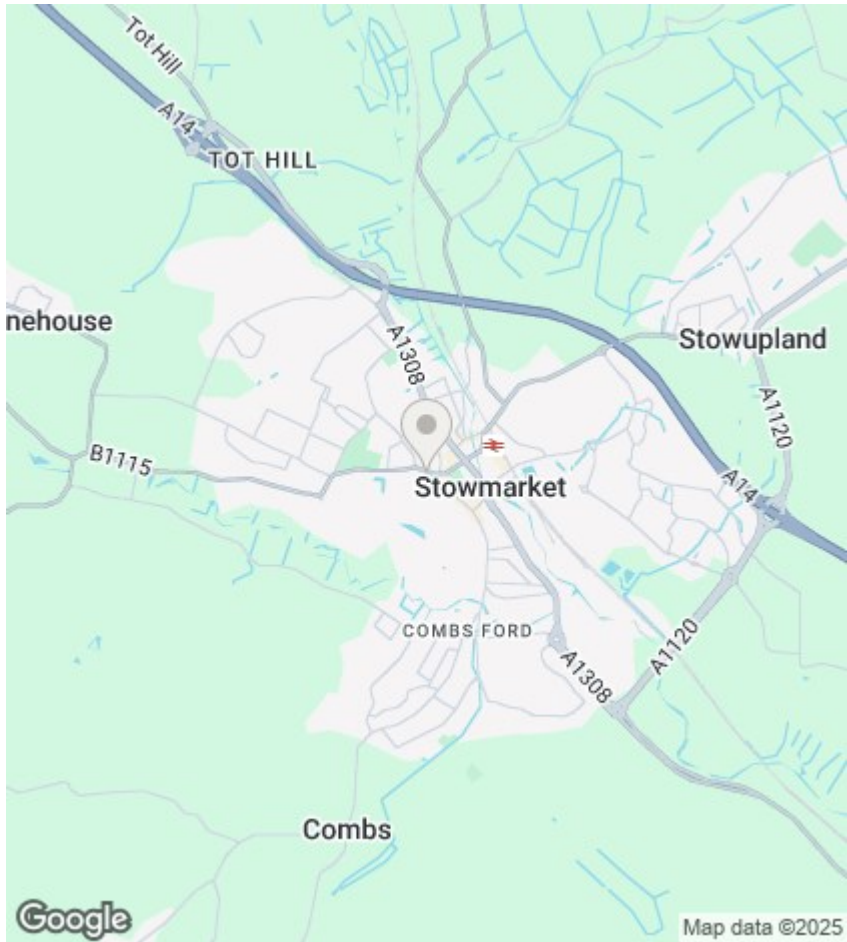
6'7" x 6'0"  
With window to rear, bath with shower over, pedestal basin and tiled floor.

### First Floor Cloakroom

With low level W/C and basin.

### Outside

To the rear of the property is a rear garden comprising of tiled patio area ideal for outdoor entertaining, brick wall, shrubs, gate leading to rear and for privacy and seclusion is walled and fenced all round.



## Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 At the roundabout, take the 4th exit and stay on Gipping Way/A1308 Turn right onto Station Rd W/B1115 Continue to follow B1115 Destination will be on the left Arrive: Tavern Street, Stowmarket IP14 1PJ, UK

## 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	75
(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

