

BUCKS

PROPERTY AGENTS



11 Curlew Close, Stowmarket, IP14 5GL

Guide Price £180,000

- COACH HOUSE
- SEALED UNIT DOUBLE GLAZING
- SINGLE GARAGE
- CEDARS PARK DEVELOPMENT
- GROUND RENT £75.00 PER YEAR
- TWO DOUBLE BEDROOMS
- GAS RADIATOR CENTRAL HEATING
- OFF ROAD PARKING
- NO UPWARD CHAIN AND VACANT POSSESSION
- LEASE OF 980 YEARS

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Bucks Property Agents are delighted to offer for sale this TWO BEDROOM COACH HOUSE situated on the popular CEDARS PARK DEVELOPMENT. The property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, OPEN PLAN KITCHEN/SITTING ROOM, SINGLE GARAGE with a UTILITY AREA and OFF ROAD PARKING for one vehicle. The property is also sold with the benefit of NO UPWARD CHAIN, VACANT POSSESSION and LEASE of 980 YEARS.

Stowmarket itself offers many amenities including local business, schools, leisure centre, cinema, restaurants, pubs, major supermarkets, Railway Station with main rail links to London Liverpool Street, Bury St Edmunds, Cambridge, Norwich 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: B



HALLWAY:

With stairs to first floor and radiator.

KITCHEN/SITTING ROOM:

The kitchen has a range of high and low level units, gas hob and electric oven with extractor hood and fan, sink and drainer with matching worktops and splash backs, integrated fridge freezer, vinyl style flooring and window to front.

The sitting room has a window to rear, storage cupboard, TV point and radiator.

BEDROOM ONE:

With window to rear, built in wardrobe and radiator.

BEDROOM TWO:

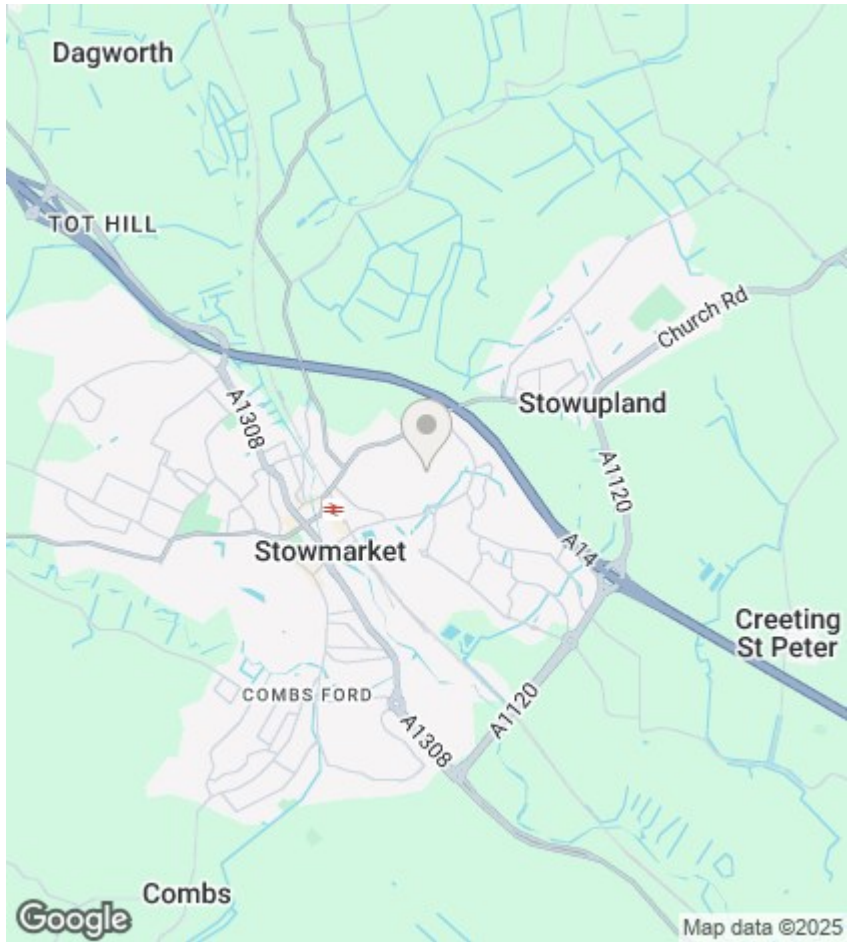
With window to front, loft access and radiator.

BATHROOM:

With Velux window to front, bath with shower over, low level WC, pedestal basin, half tiled walls, vinyl flooring and radiator.

OUTSIDE:

There is a single garage with and up and over door, power and lights connected. There is a utility area in the garage that has plumbing for washing machine, worktops and wall hung combi boiler. There is also one off road parking space.



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 1st exit onto Phoenix Way Turn left onto Curlew Cl Destination will be on the left

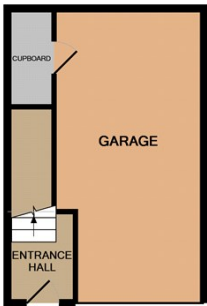
Viewings

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

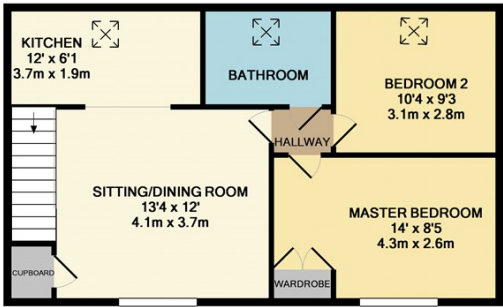
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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