

# BUCKS

PROPERTY AGENTS



44 Stowupland Street, Stowmarket, IP14 1EL

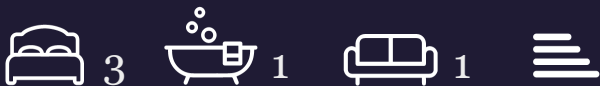
Offers Over £220,000

- Three Double Bedrooms
- Kitchen/Diner
- Gas Radiator Central Heating
- Workshop in Rear Garden
- End Of Terrace House
- Sealed Unit Double Glazed
- Combi Boiler
- Close to Railway Station

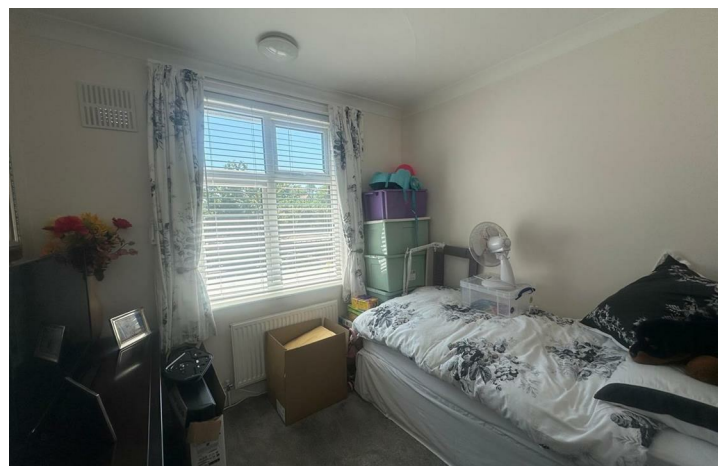
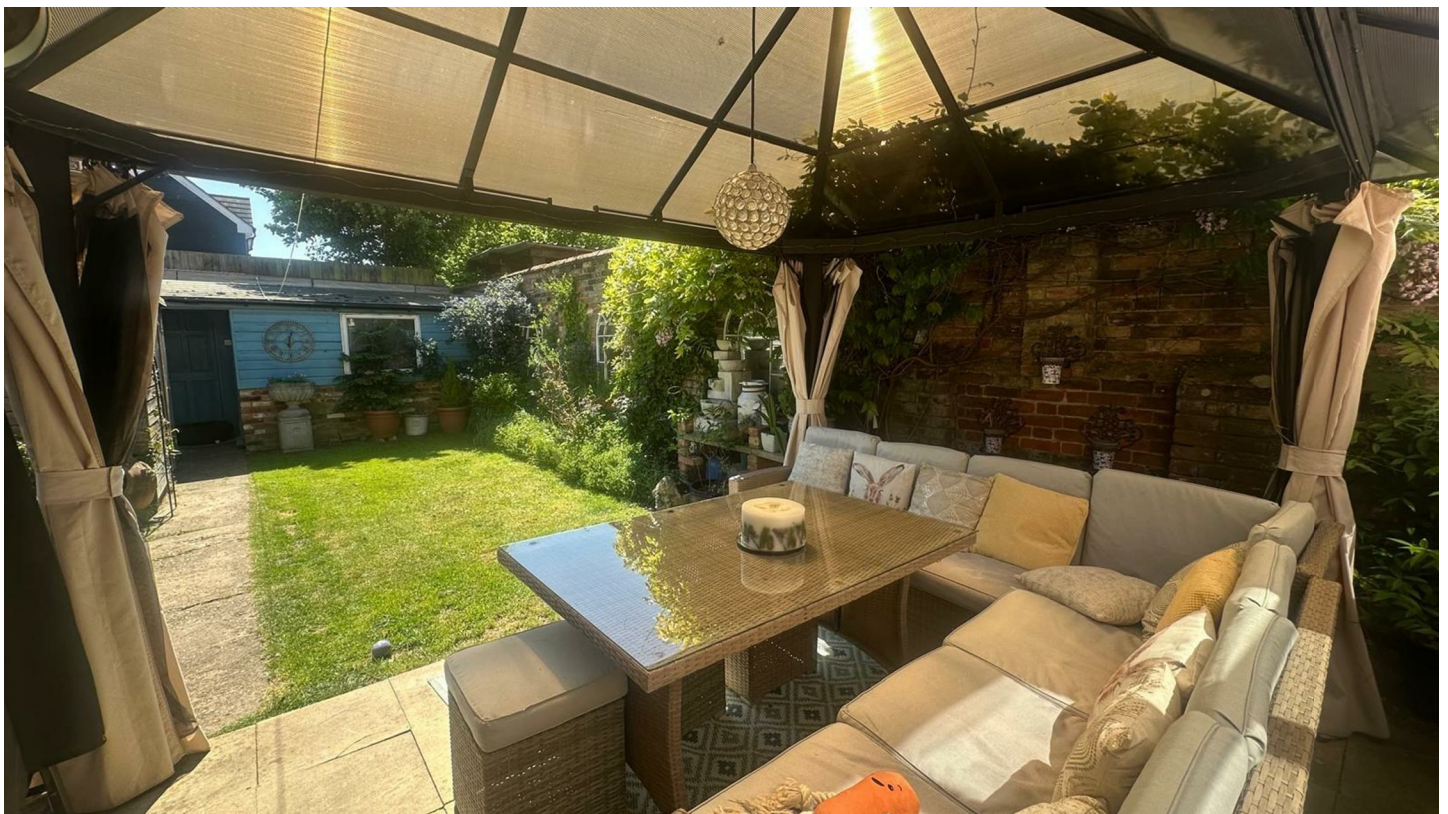
# 44 Stowupland Street, Stowmarket IP14 1EL

Nestled on Stowupland Street in the charming town of Stowmarket, this delightful end-terrace house offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The well-appointed kitchen/diner provides a welcoming area for family meals and entertaining guests, making it the heart of the home. The property features a single reception room, which is perfect for relaxation or hosting visitors. Additionally, the bathroom is conveniently located to serve all bedrooms and guests alike. One of the standout features of this home is the workshop located in the rear garden, providing an excellent space for hobbies, storage, or even a small home office. Furthermore, the location is particularly advantageous, being in close proximity to the railway station, which offers easy access to nearby towns and cities.

This end-terrace house on Stowupland Street, Stowmarket offers something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools. Whether you are a first-time buyer, a growing family, or looking to invest, this property is certainly worth considering.



Council Tax Band: B



### Entrance Hall

With stairs to first floor, tiled floor and radiator.

### Sitting Room

With window to front, understairs cupboard, fireplace with electric fire and radiator.

### Kitchen/Diner

With window to rear, range of high and low units, oak worktops, stainless steel sink and drainer, tiled splashbacks, induction hob and extractor hood and fan, eye level electric double oven, built-in eye level microwave, plumbing for washing machine, laminate floor and radiator.

### Bathroom

With window to rear, bath with shower over, low level W/C, basin in vanity unit, extensively tiled walls, airing cupboard housing Combi boiler, space for tumble dryer, tiled floor and radiator.

### First Floor

#### Bedroom One

With window to front, built-in wardrobes with storage, up and over units, dressing room with storage with shelving and hanging rails, loft access to fully boarded loft with pull down ladder and radiator.

#### Cloakroom

With low level W/C, basin in vanity unit and laminate floor.

#### Bedroom Two

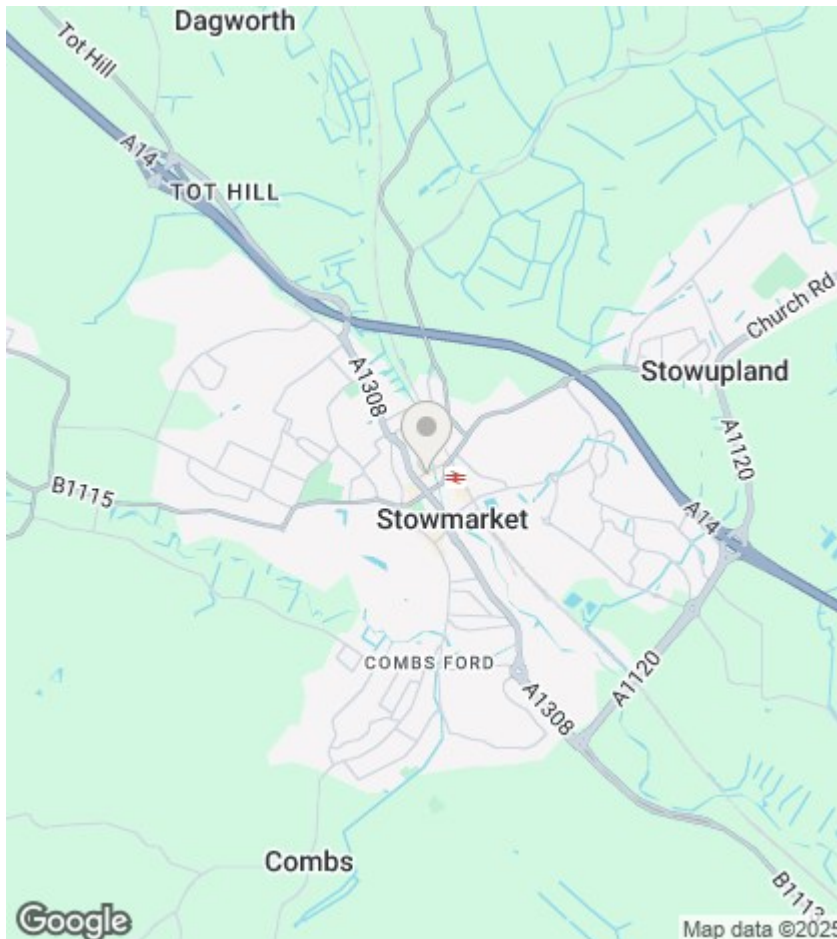
With window to rear and radiator.

#### Bedroom Three

With window to rear and radiator.

### Outside

To the rear of the property is a rear garden comprising of patio area ideal for outdoor entertaining, lawn, borders with shrubs, workshop with power and light connected, lean to area with storage, gate leading to rear and for privacy and seclusion is fenced and walled all around. Parking Permit for £30 per annum for parking in local car park.



## Directions

Market Pl, 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 Turn right onto Stowupland St Turn right to stay on Stowupland St Destination will be on the left Arrive: Stowupland Street, Stowmarket IP14 1EL, UK

## Viewings

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

## EPC Rating:

| 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>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |