

# BUCKS

PROPERTY AGENTS



62 Gainsborough Road, Stowmarket, IP14 1LJ

Offers Over £250,000

- END OF TERRACE PROPERTY
- NEWLY DECORATED THROUGHOUT
- NEWLY INSTALLED GAS RADIATOR CENTRAL HEATING
- VACANT POSSESSION
- AMPLE OFF ROAD PARKING
- THREE BEDROOMS
- NEW KITCHEN AND SHOWER ROOM
- SEALED UNIT DOUBLE GLAZING
- NO UPWARD CHAIN

# 62 Gainsborough Road, Stowmarket IP14 1LJ

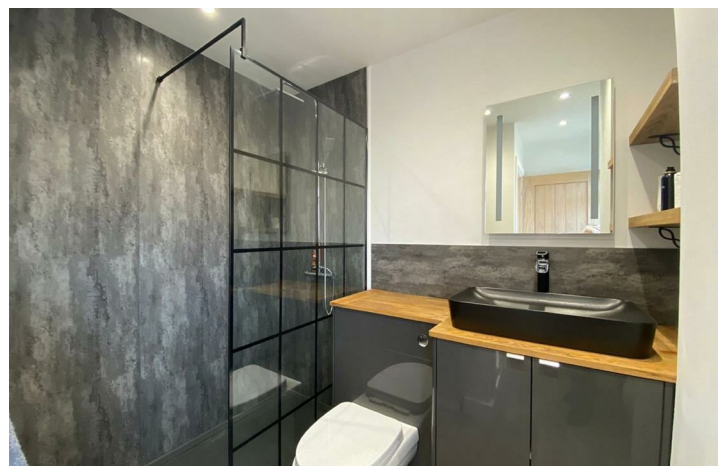
Bucks Property Agents are delighted to offer for sale this THREE BEDROOM END OF TERRACED PROPERTY that has been recently updated to the highest of standards. The property boasts newly fitted kitchen, shower room, new flooring and carpet, redecorated throughout with newly installed internal doors and boasts SEALED UNIT DOUBLE GLAZING and NEWLY INSTALLED GAS RADIATOR CENTRAL HEATING SYSTEM. The property is sold with VACANT POSSESSION and NO UPWARD CHAIN.

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 and easy access to the A14 corridor giving access to larger towns such as Bury St Edmunds and Ipswich.

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



Council Tax Band: B



#### HALLWAY:

With window to front, laminate flooring, storage cupboard, stairs to first floor, under stairs cupboard and utility cupboard that has plumbing for washing machine and there is a wall hung combi boiler.

#### OPEN PLAN ACCOMMODATION:-

##### SITTING ROOM:

With full length window to rear and patio doors to rear, wall hung electric fire and full length radiator.

##### KITCHEN/DINER:

The kitchen has been newly fitted and has a good range of high and low level white gloss units, matching worktops and splash backs, breakfast bar, sink and drainer, integrated dishwasher, Bosch electric hob and double electric oven at eye level with extractor hood and fan, space for American fridge freezer, laminate style flooring and window to front. All appliances are new.

#### FIRST FLOOR:-

##### BEDROOM ONE:

With window to rear and radiator.

##### BEDROOM TWO:

With window to rear and radiator.

##### BEDROOM THREE:

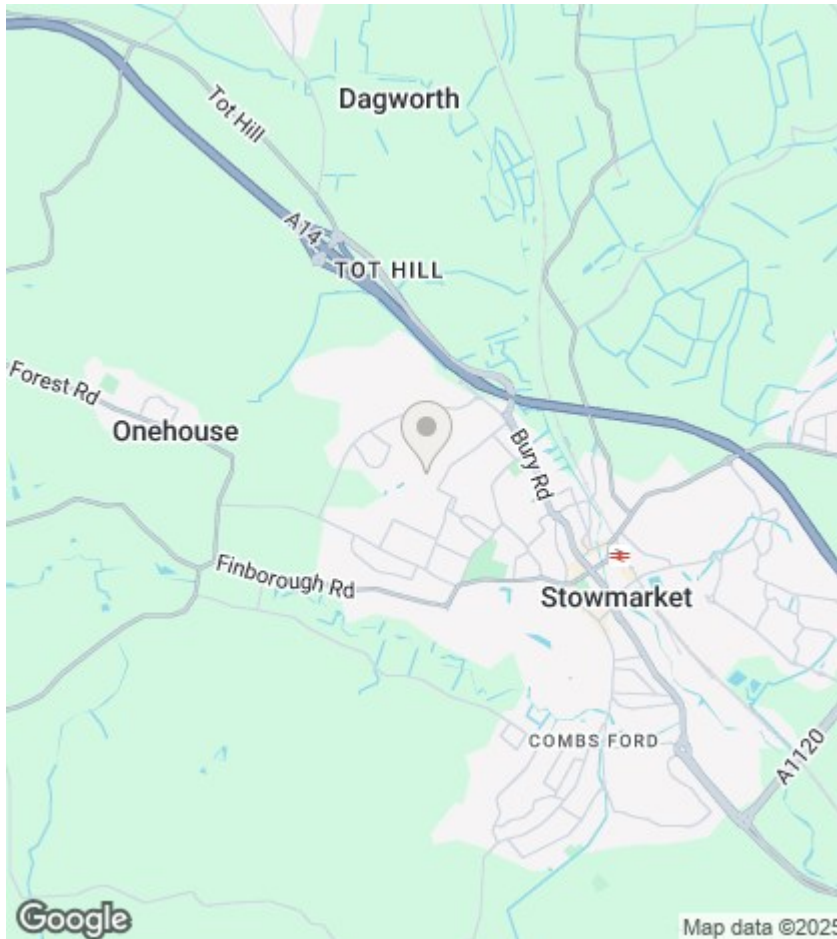
With window to front and radiator.

##### SHOWER ROOM:

Which has been newly fitted with a window to front, walk in shower with shower boarding, low level WC, basin over vanity unit, shelving, heated towel rail and laminate style flooring.

##### OUTSIDE:

To the front of the property is a pathway leading to the front door. There is hard standing with slate chippings providing ample off road parking for at least 3 vehicles and decorative raised sleepers to the front. A side gate leads to the rear garden that comprise of patio area ideal for outside entertaining, further decking area, lawn and for privacy and seclusion the garden is surrounded by fencing and wall.



## Directions

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 1st exit onto Bury St Turn right onto Tavern St/B1115 Continue to follow B1115 Turn right onto Onehouse Rd Turn right onto Gainsborough Rd Destination will be on the right

## Viewings

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

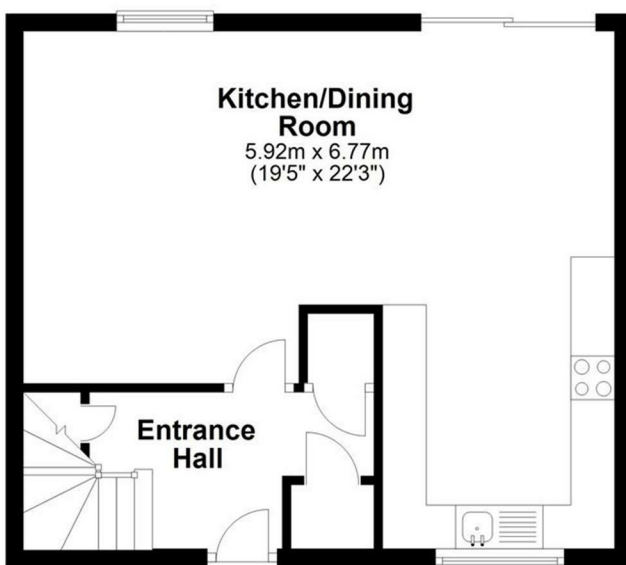
## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 86        |
| (69-80) <b>C</b>                            | 72                      |           |
| (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. 40.1 sq. metres (431.8 sq. feet)



### First Floor

Approx. 40.1 sq. metres (431.8 sq. feet)

