

# BUCKS

PROPERTY AGENTS



45 Treeview, Stowmarket, IP14 1SS

Offers Over £145,000

- Ground Floor Apartment
- Two Bedrooms
- Modern Fitted Bathroom
- Far Reaching Views
- Open Plan Accommodation
- Telephone Entry System
- Communal Gardens
- One Off Road Parking Space



# 45 Treeview, Stowmarket IP14 1SS

Welcome to this charming ground floor apartment located in the picturesque area of Treeview, Stowmarket. This delightful property boasts 2 bedrooms, perfect for a small family or those in need of a guest room or home office. With a modern shower room, you'll have all the convenience you need in this cosy apartment.

As you step into this lovely home, you'll be greeted by an open plan layout that creates a spacious and airy feel. The French doors from bedroom 2 open onto communal gardens, allowing natural light to flood this space providing a tranquil view of the surroundings.

Parking is always a concern, but worry not as this apartment comes with parking space for 1 vehicle, ensuring you have a secure spot for your car. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this ground floor apartment offers a perfect blend of comfort and convenience.

Stowmarket offers something for everyone, local and traditional shops, leisure centre, cafes, restaurants, schools and railway station with main rail links to London, Cambridge, Norwich, Bury St Edmunds and Ipswich. Don't miss out on the chance to make this lovely apartment your own and enjoy the peaceful surroundings of Treeview, Stowmarket. Contact us today to arrange a viewing.



Council Tax Band: B



#### Hallway:

With built in cupboard and radiator.

#### Kitchen/Sitting Room:

This is an open plan space the kitchen offers a range of high and low level units, worktops, stainless steel sink and drainer. Electric oven and gas hob with extractor hood and fan, space for American fridge/freezer, plumbing for washing machine, combi boiler housed in a cupboard, vinyl flooring and window to side. The lounge area is carpeted with a bay window to front, tv point, telephone entry system and radiator.

#### Bedroom One:

With window to rear, fitted double wardrobe with mirrored doors and radiator.

#### Bedroom Two:

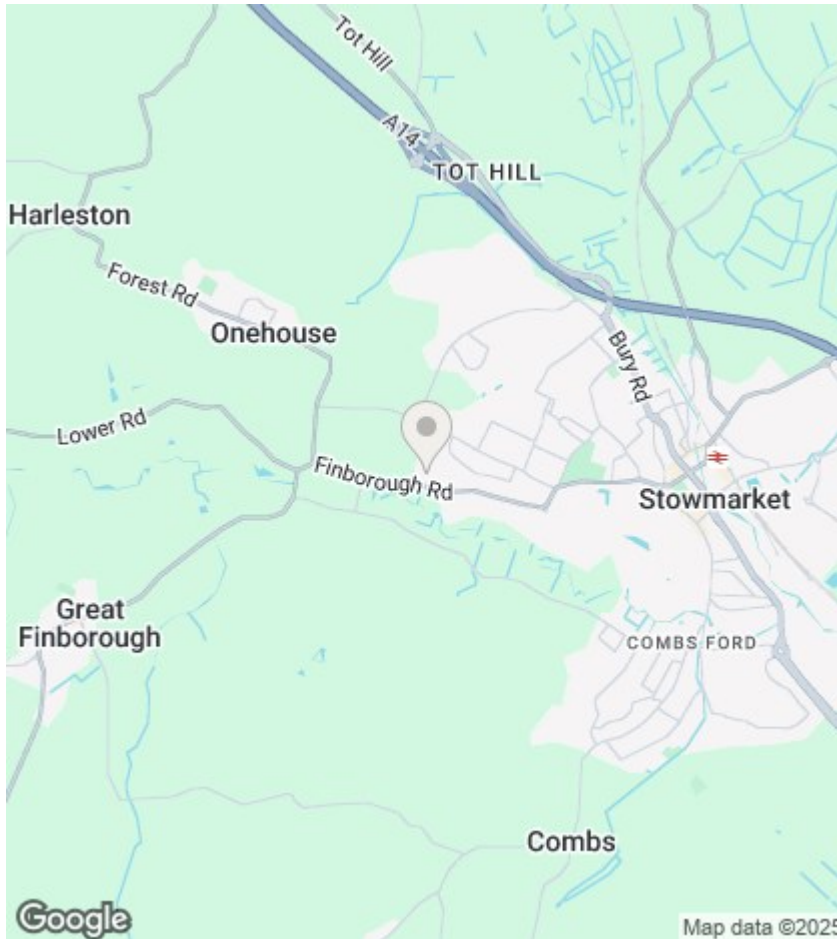
A light an airy room with French doors opening onto the communal garden and radiator.

#### Shower Room:

With window to side, fully porcelain tiled walls, double rainfall shower, basin over vanity unit, shaver point, laminate flooring and heated towel rail.

#### Outside:

There is one allocated parking space. The communal gardens are well maintained with far reaching views to the rear.



## 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 Go through 1 roundabout At the roundabout, take the 1st exit onto Bury Rd Slight left towards Chilton Way Slight left onto Chilton Way Turn left onto Onehouse Rd Turn right onto Thirlmere Dr Turn right onto Treeview

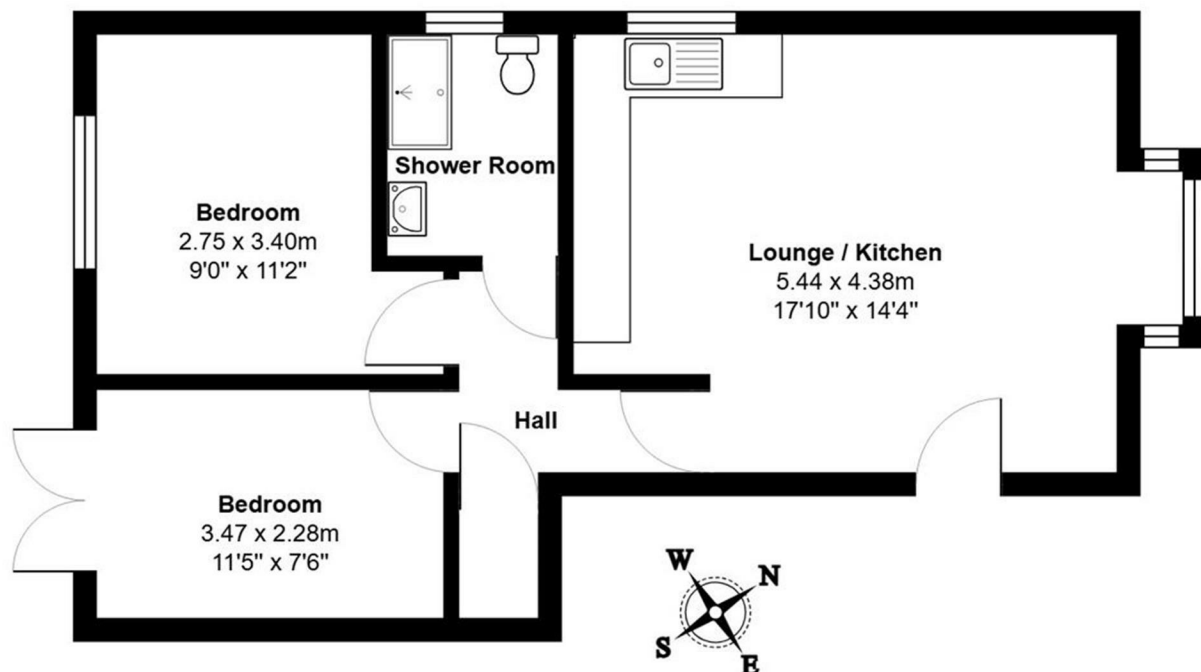
## Viewings

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>		
(69-80) <b>C</b>	78	78
(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	



Total Area: 52.1 m<sup>2</sup> ... 561 ft<sup>2</sup>