

BUCKS

PROPERTY AGENTS



16 Partridge Close, Stowmarket, IP14 5GX

£260,000

- 3 BEDROOM TOWNHOUSE
- OPEN PLAN KITCHEN/LIVING ROOM
- GAS RADIATOR CENTRAL HEATING
- SINGLE GARAGE
- NO UPWARD CHAIN
- EN-SUITE TO MASTER
- CLOAKROOM
- SEALED UNIT DOUBLE GLAZING
- OFF ROAD PARKIING

16 Partridge Close, Stowmarket IP14 5GX

Welcome to Partridge Close, Stowmarket - a charming three storey townhouse that could be your next dream home! This property boasts a spacious kitchen/diner, perfect for hosting family gatherings or enjoying a quiet meal. With a sunroom that lets in plenty of natural light, you can relax and unwind in style.

This townhouse offers three cosy bedrooms, ideal for a growing family or those in need of extra space. The two bathrooms provide convenience and comfort for busy mornings or relaxing evenings. The garage and off-road parking ensure that you never have to worry about finding a spot for your vehicles.

With no upward chain, you can move in hassle-free and start creating new memories in this lovely home.

Stowmarket has something for everyone including local businesses, schools, leisure centre, cinema, restaurants, major supermarkets, Railway Station with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge and easy access to the A14 corridor.

Don't miss out on the opportunity to make this townhouse your own - schedule a viewing today and envision the possibilities that await you at Partridge Close!



Council Tax Band: C



ENTRANCE HALL:

With stairs to first floor

LOUNGE:

With radiator, TV point, telephone point, thermostat for central heating, window to front and walkway to:

KITCHEN/BREAKFAST ROOM:

With range of high and low level units comprising integrated oven, hob and extractor fan, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, tiled splashbacks, radiator, French doors with sidelights leading to outside, glazed ceiling giving a conservatory style feel.

CLOAKROOM:

With suite comprising low level WC, hand basin, radiator and extractor fan.

FIRST FLOOR LANDING:

With stairs to second floor, radiator and window to front.

BEDROOM 2:

With radiator and 2 windows to rear

BEDROOM 3:

With radiator, telephone point and window to front

FAMILY SHOWER ROOM:

With low level WC, hand basin, shower in separate cubicle, tiled splashbacks, extractor fan and heated towel rail.

SECOND FLOOR LANDING:

With single fitted storage cupboard and door to

MASTER BEDROOM:

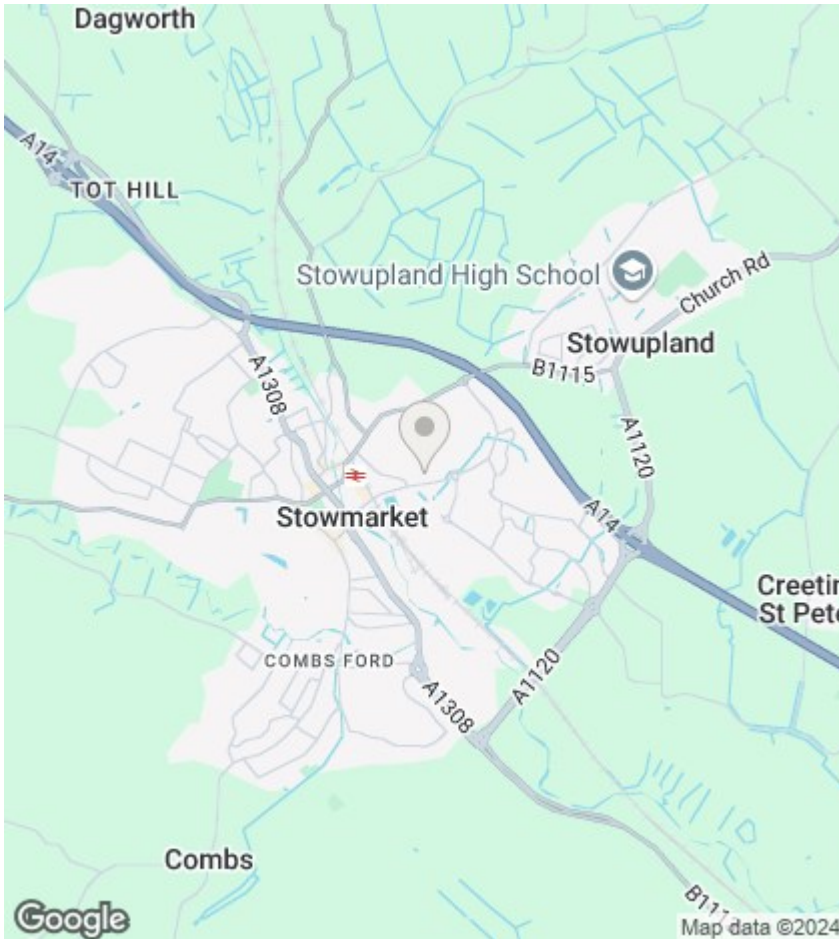
With radiator, TV point, telephone point, double fitted wardrobes, single fitted storage cupboard, loft access and dormer window to front

EN-SUITE:

Suite comprising low level WC with concealed cistern, hand basin, bath with mixer tap and shower attachments, radiator and shaver point.

OUTSIDE:

To the front of the property there is a small garden with pathway to front door, There is side access leading to a single garage with up and over door, power and light connected, and off road parking space. The rear garden incorporates small patio area, steps down to lawn area and is fenced with gate giving access to the garage.



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 Wagtail Dr Turn left onto Skylark Way Continue straight to stay on Skylark Way Continue onto Siskin St Arrive: Partridge Close, Stowmarket IP14 5GX, UK

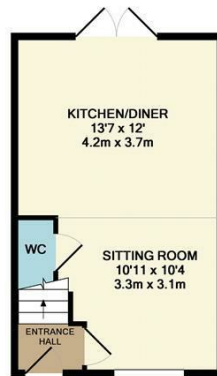
Viewings

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

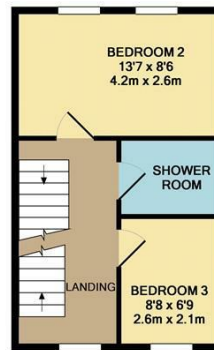
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(69-80) C			
(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



2ND 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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