

BUCKS

PROPERTY AGENTS



31 Lockington Crescent, Stowmarket, IP14 1DA

£269,500

- SEMI DETACHED BUNGALOW
- SEALED UNIT DOUBLE GLAZING
- NEW FLOORING THROUGHOUT
- QUIET LOCATION
- TWO DOUBLE BEDROOM
- GAS RADIATOR CENTRAL HEATING
- SINGLE GARAGE

31 Lockington Crescent, Stowmarket IP14 1DA

Bucks Property Agents are delighted to offer for sale this TWO BEDROOM SEMI DETACHED BUNGALOW situated on the extremely popular Lockington Crescent area of Stowmarket. The property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, NEW FLOORING, GOOD SIZED ACCOMMODATION and SINGLE GARAGE.

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.

The accommodation on offer is as follows



Council Tax Band: B



HALLWAY:

With newly fitted laminate style flooring, storage cupboard, shelved airing cupboard that houses the combi boiler, loft access, radiator and door to outside.

CLOAKROOM:

With window to side, laminate flooring, half tiled walls and low level WC.

SHOWER ROOM:

With window to side, shower in separate cubicle, basin in vanity unit, fully tiled walls and laminate style flooring.

SITTING ROOM:

With picture window to rear, newly fitted laminate flooring, electric fire in wooden surround, TV point and large radiator.

KITCHEN/DINER:

With window to rear and to the side, good range of high and low and low level units, tiled floor and tiled splashbacks, plumbing for washing machine, space for fridge freezer and cooker, radiator and door to outside.

BEDROOM ONE:

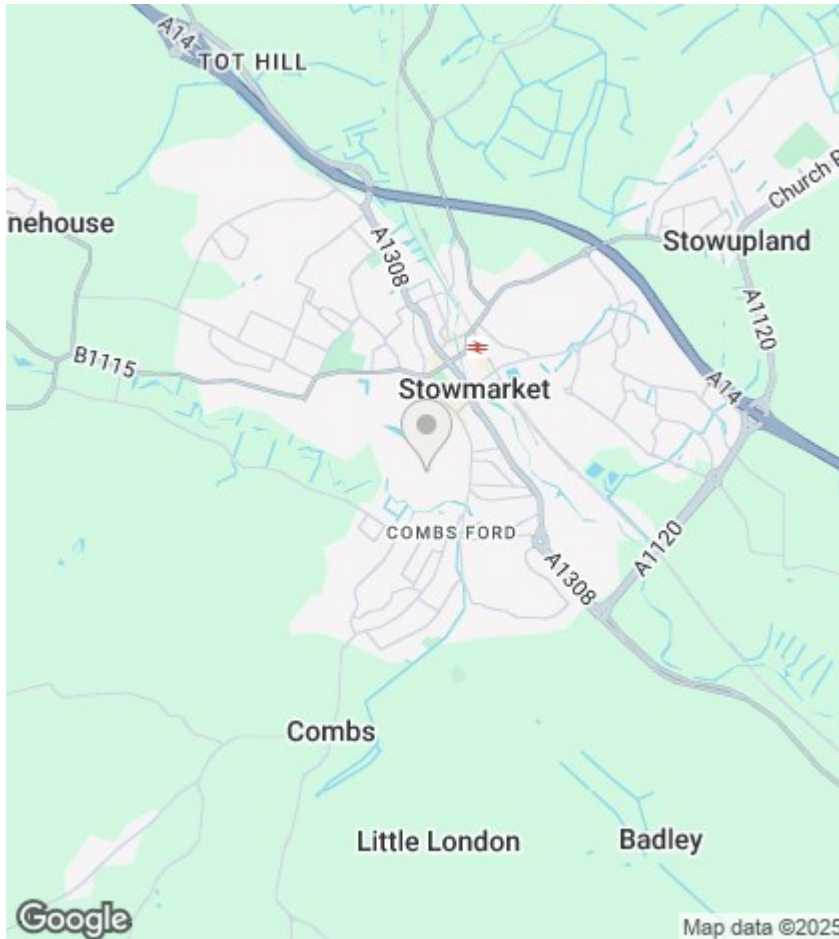
With window to front, fitted Sliderobes and radiator.

BEDROOM TWO:

With window to front and radiator.

OUTSIDE:

To the front of the property is lawn, shrubs and pathway leading to the front door that is located to the side of the property. There is a side gate that leads to the rear garden that comprises of lawn, small patio area and the garden is hedged with a pathway leading to a rear gate that leads to a single garage with window to side and personnel door to side.



Directions

Head south-west towards Bell's Ln/A1120
Continue onto A1120 Turn right onto B1115
At the roundabout, take the 1st exit onto Mortimer Rd At the roundabout, continue straight onto Navigation Approach Turn left onto Gipping Way/A1308 Turn right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd Turn right onto Lockington Rd Turn left onto Lockington

Viewings

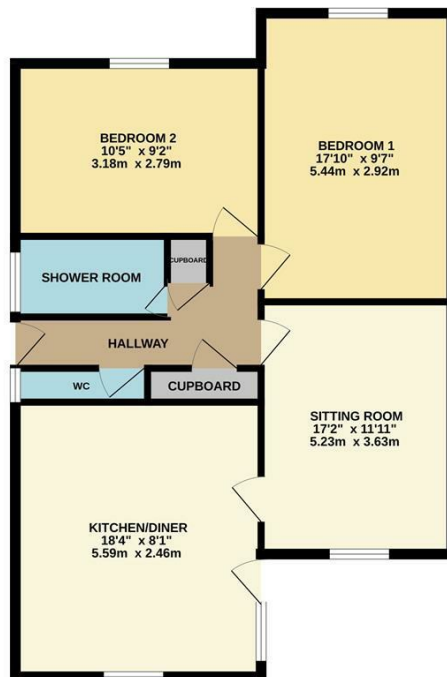
Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(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
781 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 availability or efficiency can be given.
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