



Heron Close, Stowmarket

IP14 1UR

£215,000 Freehold

MaxwellBrown

Independent Property Agents

Set on the popular Burford Reach development to the western outskirts of Stowmarket this modern two bedrooomed end terrace house offers accommodation including Hall, cloakroom, kitchen, lounge, two double bedrooms and bathroom. Further benefits include gas fired central heating, double glazing, enclosed rear garden and car parking space. The property is situated within walking distance of the Leisure Centre, local shops, schools and within a mile of Stowmarket town centre



Sealed unit double glazed door to:

Entrance hall:

Staircase to first floor with cupboard under, oak effect laminate flooring, radiator and door to:

Cloakroom:

Fitted with low level WC and pedestal hand basin, tiled splashbacks. Radiator and sealed unit double glazed window to front.

Kitchen:

Fitted with a range of oak effect units and worktops with cupboards and drawers under. 1^{1/2} bowl inset single drainer stainless steel sink unit with mixer tap and plumbing for washing under, integrated Beko oven, Ariston hob and extractor hood, eye level units, vinyl flooring, Ideal combination gas fired boiler supplying hot water and central heating, radiator, sealed unit double glazed window to front.

Lounge:

Oak effect laminate flooring, radiator, TV aerial socket, sealed unit double glazed window and French doors to rear.

First floor landing:

Smoke detector, access to loft and doors to:

Bathroom:

Fitted with a white suite of panelled bath with thermostatic shower over and glazed screen, pedestal wash hand basin with mixer tap, low level WC, vinyl flooring, radiator, and extractor fan. Sealed unit double glazed window to side.

Bedroom 1:

Sealed unit double glazed window to rear, radiator, built-in double wardrobe and cupboard.

Bedroom 2:

With built in double wardrobe, radiator, TV socket, sealed unit double glazed window to front.

Outside:

Small front open planned garden with side pedestrian access to the rear paved garden area, enclosed with close boarded fencing

Services:

We understand from the vendor that all main services are connected to the property

Council Tax: Band B. Mid Suffolk district Council

Broadband: Maximum Available download speeds.

Standard 15Mbps

Superfast 76Mbps

Ultrafast 2000Mbps

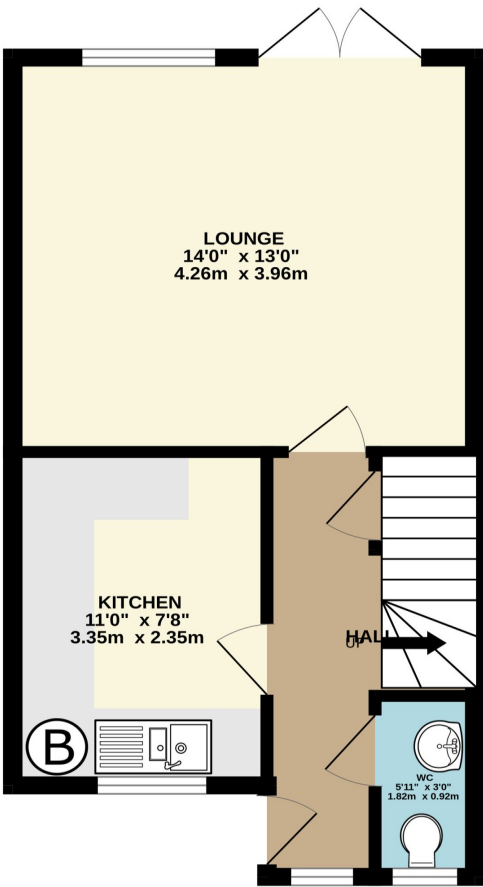
Networks available in this area:

Trooli, Openreach, Lightspeed Broadband

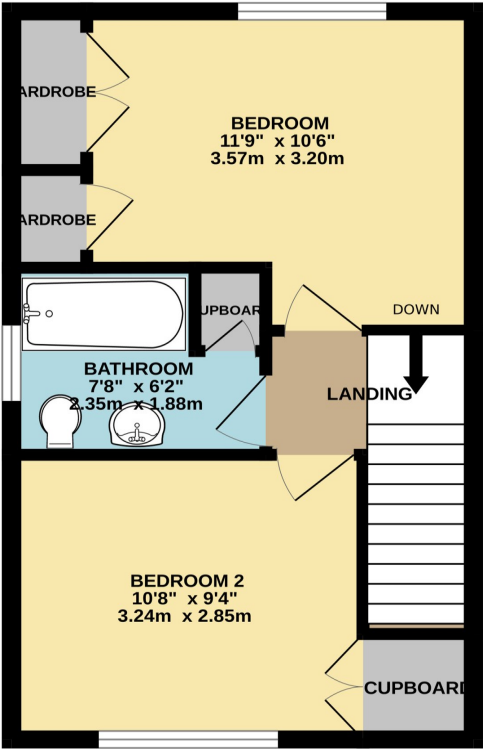
Information source Ofcom.org.uk



GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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 operability or efficiency can be given.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

