



40b Pound Hill

Bacton, Stowmarket, Suffolk IP14 4LP

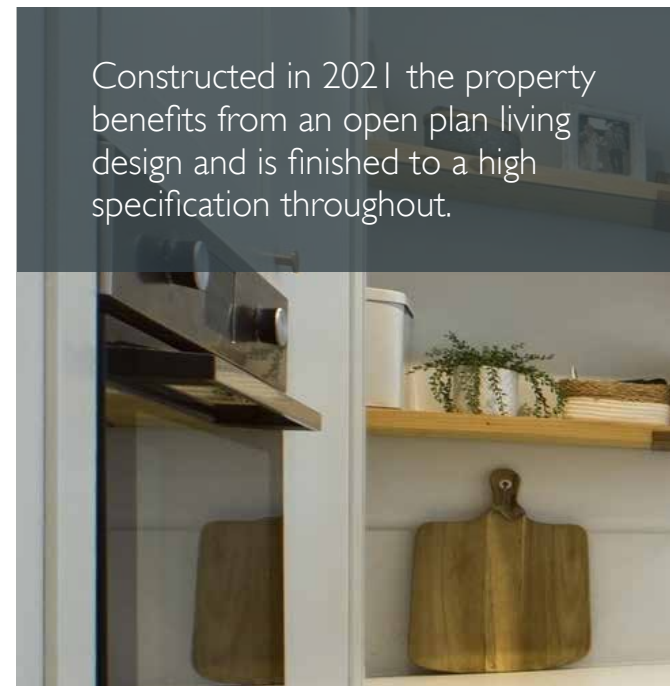
ML Property are delighted to offer for sale this extremely well presented 2 bedroom end of terrace house situated in the popular and well served village of Bacton.

guide price
£245,000

at a glance...

- 2 Bedroom end of terrace home
- Off road parking
- Enclosed rear garden
- Constructed in 2021 in the well served popular village of Bacton
- Heating served by an air source heat pump
- Superbly presented throughout
- Open plan living area with bi-fold doors to the garden
- Idea FTB or Investment purchase





Constructed in 2021 the property benefits from an open plan living design and is finished to a high specification throughout.



property

The property which has been superbly maintained by the current vendors is presented in excellent condition throughout and represents an ideal first time buy or investment purchase. The property affords the following accommodation - hall, cloakroom, good size open plan ground floor living area with kitchen, breakfast area and sitting room with vaulted ceiling and Bi-Fold doors leading to the garden. On the first floor there are two bedrooms and a bathroom.

Externally the property benefits from a block paved driveway providing off road parking with path to the front door. There is a side alley (shared with next door) and personal gate to the rear garden which is fully enclosed and laid to lawn with garden shed and a patio immediately to the rear of the property.

location

The village of Bacton lies in the picturesque countryside of Mid Suffolk offering a range of amenities including shop with post office facility, public house, village hall, church, primary school and a regular bus service.

The popular Finbow's Yard offers a hardware store, furniture shop and several other businesses. There is a convenient access to the A14 trunk road linking to the nearby town of Stowmarket with direct services to London Liverpool Street, Stowmarket, Bury St Edmunds and the other nearby Suffolk towns offer a vast range of recreational and cultural facilities, schooling, independent shops, stores and restaurants.





ground floor

Entrance Area	
Cloakroom	
Kitchen/Living Room	8'09 (26'6) x 4.53m (14'10)

first floor

Bedroom 1	3.43m (11'2) x 3.84m (12'7)
Bedroom 2	3.58m (11'8) x 1.93m (6'4)
Bathroom	

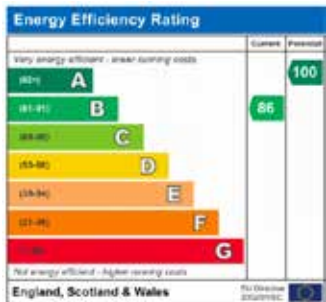
services

Mains water, drainage and electricity. Central heating is provided from an Air Source Heat Pump serving underfloor heating downstairs and radiators upstairs.

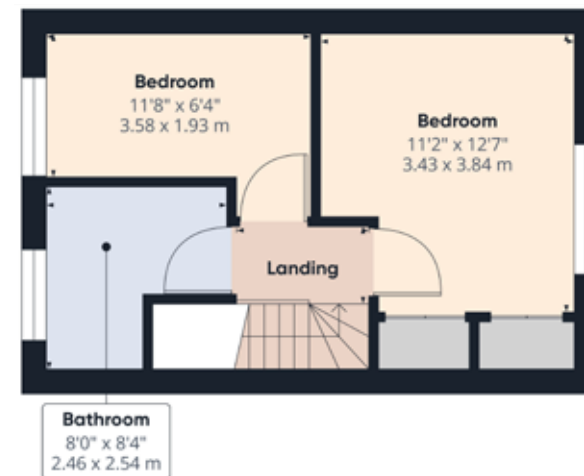
Local Authority Mid Suffolk District Council - Council Tax Band B.

agent notes

1. The driveway entrance is shared with the neighbouring property.
2. As the property was constructed in 2021 it is being sold with a 10 year (from 2021) ICW Warranty.



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.



ML Property Consultants
2 Front Street, Mendlesham,
Stowmarket, Suffolk IP14 5RY

01449 766120
matt@mlproperty.co.uk

find us...
rightmove

www.mlproperty.co.uk

