

# BUCKS

PROPERTY AGENTS



16 Creting Road West, Stowmarket, IP14 5AU

Guide Price £180,000

- Two Bedrooms
- Two Reception Rooms
- Gas Radiator Central Heating
- Close to Local Amenities
- Mid Terraced House
- Sealed Unit Double Glazed
- Brick Outbuilding in Rear Garden

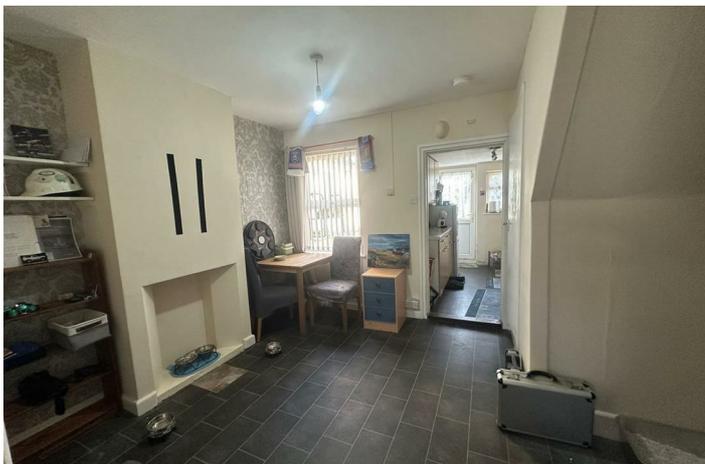
# 16 Creeting Road West, Stowmarket IP14 5AU

Nestled on Creeting Road West in the charming town of Stowmarket, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining, making it an ideal home for families or those who enjoy hosting guests. The house features a well-maintained interior that invites you to add your personal touch. Natural light floods through the windows, creating a warm and welcoming atmosphere throughout the home. One of the standout features of this property is the brick outbuilding located in the rear garden. This additional space can serve multiple purposes, such as a workshop, storage area, or even a creative studio, providing you with the flexibility to utilise it according to your needs. Moreover, the location is particularly advantageous, as it is situated close to local amenities. Residents will find a range of shops, schools, and recreational facilities within easy reach, ensuring that daily necessities are just a stone's throw away. The vibrant community of Stowmarket offers a variety of options for dining and leisure, making it a wonderful place to call home.

In summary, this mid-terrace house on Creeting Road West presents an excellent opportunity for those seeking a comfortable and conveniently located property in Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich. Don't miss the chance to make it your own.



Council Tax Band: A



### Sitting Room

With window to front, TV point and radiator.

### Dining Room

With window to rear and door leading to stairs, vinyl floor and radiator.

### Kitchen

With window to rear and door leading to outside, range of high and low units, sink and drainer, tiled splashbacks, electric hob, eye level electric double oven, space for fridge freezer, plumbing for washing machine, boiler on the wall and vinyl floor.

### First Floor Landing

#### Bedroom One

With window to front, built-in cupboard and radiator.

#### Bedroom Two

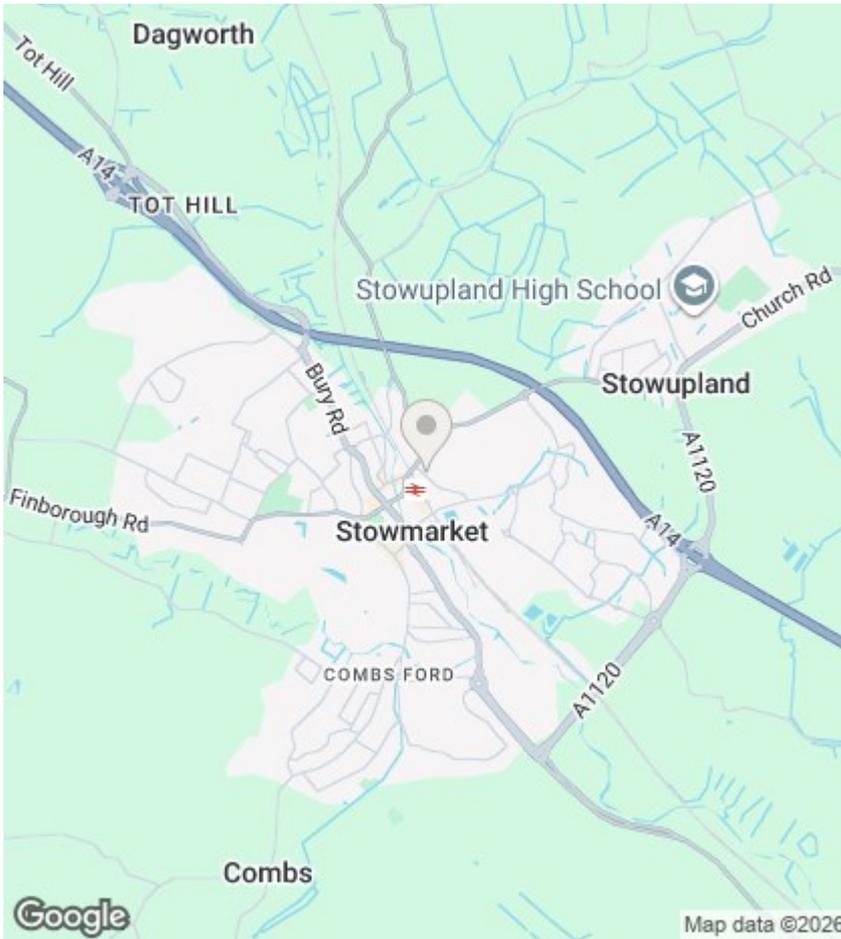
With window to rear, built-in cupboard, loft access and radiator.

### Bathroom

With window to front, bath with mixer tap and shower attachment, low level W/C, pedestal basin, tiled splashbacks, extractor fan, vinyl floor and radiator.

### Outside

To the front of the property are steps leading to the front door and shingle area. To the rear of the property is a rear garden comprising of hard standing area, lawn, mature trees and hedging, brick outbuilding, gate either side for access and for privacy and seclusion is fenced all around.



## Directions

Market Place, Stowmarket IP14 1DT, UK  
 Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Creting Rd W Destination will be on the left  
 Arrive: Creting Road West, Stowmarket IP14 5AU, UK

## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

