

# BUCKS

PROPERTY AGENTS



78 Spencer Way, Stowmarket, IP14 1UQ

Offers Over £245,000

- Three Bedrooms
- Two Reception Rooms
- Gas Radiator Central Heating
- Single Garage And Off Road Parking for One Vehicle
- Recently Modernised and Decorated
- Semi-Detached House
- Cloakroom
- Combi Boiler
- Newly Fitted Windows
- Cul-De-Sac Location



# 78 Spencer Way, Stowmarket IP14 1UQ

Nestled in the charming area of Spencer Way, Chilton Hall, Stowmarket, this recently modernised and decorated semi-detached house presents an excellent opportunity for those seeking a family home with potential. Boasting two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, making it ideal for families or those looking to accommodate guests. With a convenient downstairs cloakroom and family bathroom, morning routines will be a breeze for all occupants. The property also benefits from parking for two vehicles, a valuable asset in this desirable location. Currently available with vacant possession and no upward chain, this home is ready for its new owners to make it their own.

Located within 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 out on this fantastic opportunity to secure a lovely family home in Stowmarket and book a viewing with us today.



Council Tax Band: C



### Entrance Hall

With laminate floor.

### Cloakroom

With window to side, low level W/C, basin, vinyl flooring and radiator.

### Sitting Room

14'8 x 12

With bay window to front and window to side filling the room with natural light, understairs cupboard, TV point, laminate floor and radiator.

### Dining Room

9'9 x 9'7

With French doors leading to rear garden creating a feeling of open space living, laminate floor and radiator.

### Kitchen

10'4 x 8

With window to rear, stainless steel sink, tiled splashbacks, electric hob with extractor hood and fan and electric oven. Space for fridge freezer, plumbing for washing machine, wall hung Combi boiler and vinyl floor.

### First Floor Landing

With window to side, built-in storage cupboard and loft access.

### Bedroom One

10'6 x 9'6

With window to rear, built-in wardrobe and radiator.

### Bedroom Two

11' x 8'10

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

### Bedroom Three

8'10 x 6'8

With window to front and radiator.

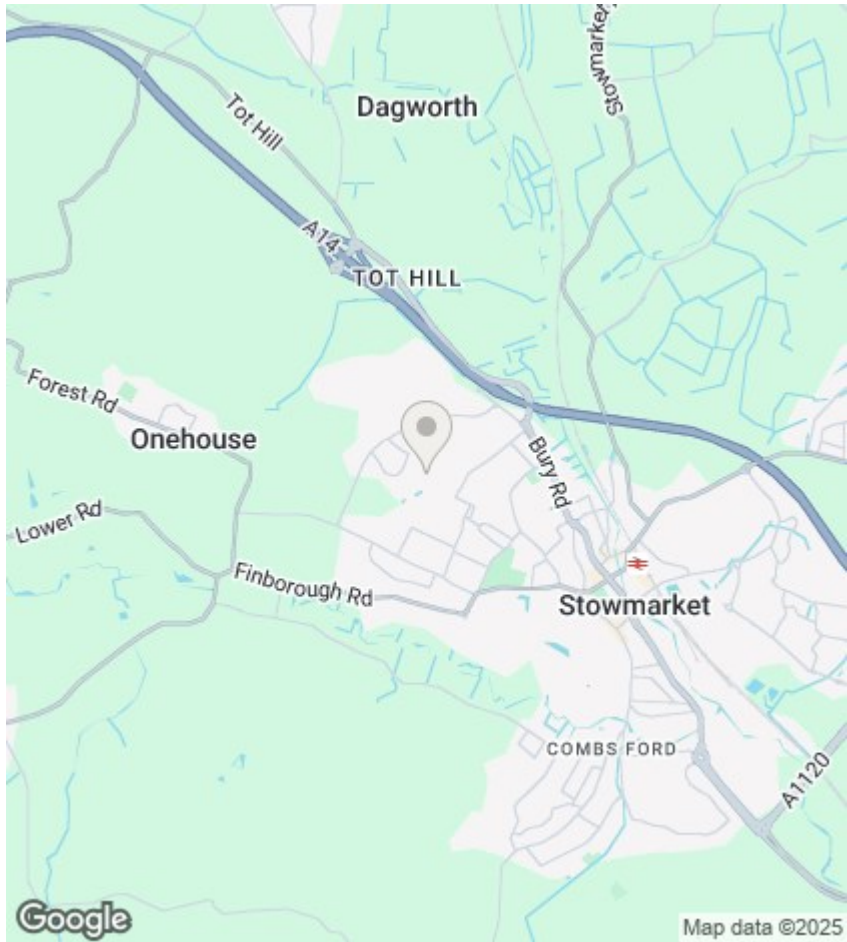
### Bathroom

With bath with shower over, low level W/C, pedestal basin, tiled splashbacks, tiled floor and radiator.

### Outside

To the front of the property is lawn and a pathway leading to the front door with a storm porch over. A side gate leads to the rear garden that comprises of a decking area with seating ideal for outdoor

entertaining and lawn. For privacy and seclusion the garden is surrounded by wall and fencing with a gate to the rear for access. The property benefits from a single garage with up and over door, power and light connected and one off road parking space.



## 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 left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 1st exit onto Bury Rd Slight left towards Chilton Way Slight left onto Chilton Way Turn left onto Spencer Way Destination will be on the right Arrive: Spencer Way, Stowmarket IP14 1UQ, 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		
(81-91) B		86
(69-80) C	72	
(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