

# BUCKS

PROPERTY AGENTS



27 Cardinalls Road, Stowmarket, IP14 5AA

Offers Over £175,000

- Three Bedrooms
- Open Plan Living/Kitchen/Diner
- Gas Radiator Central Heating
- Low Maintenance Rear Garden
- No Upward Chain
- End Of Terrace House
- Sealed Unit Double Glazed
- Combi Boiler
- Vacant Possession
- Close To Local Amenities

# 27 Cardinalls Road, Stowmarket IP14 5AA

Located on Cardinalls Road in the charming town of Stowmarket, this delightful end of terrace house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The heart of the home features an inviting open plan living, kitchen, and dining area, creating a warm and sociable environment for both entertaining and everyday life. The property boasts a lean-to at the rear, providing additional versatility for storage or as a utility space. The low maintenance front and rear gardens are perfect for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening. Equipped with a modern combi boiler, this home ensures warmth and efficiency throughout the year. The combination of practical features and a welcoming atmosphere makes this property a wonderful opportunity for anyone looking to settle in Stowmarket. This house offers vacant possession and no upward chain, providing you with the flexibility to move in hassle free.

With its convenient location 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.



Council Tax Band: A



### Sitting Room

With window to front, stairs leading to first floor, TV point, radiator and arch leading into :-

### Kitchen/Diner

With window to rear, range of high and low units, stainless steel sink and drainer, tiled splashbacks, electric hob with extractor hood and fan, electric oven, space for fridge freezer, plumbing for washing machine, built-in cupboard, laminate floor and radiator.

### Bathroom

With window to side, bath with shower over, low level W/C, pedestal basin, tiled splashbacks, Combi boiler on wall, laminate floor and radiator.

### Rear Porch

With door leading to lean to, built-in cupboard and laminate floor.

### Lean To

With window to side and door leading to outside, vinyl floor and electric panel heater on the wall.

### First Floor Landing

With loft access.

### Bedroom One

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

### Bedroom Two

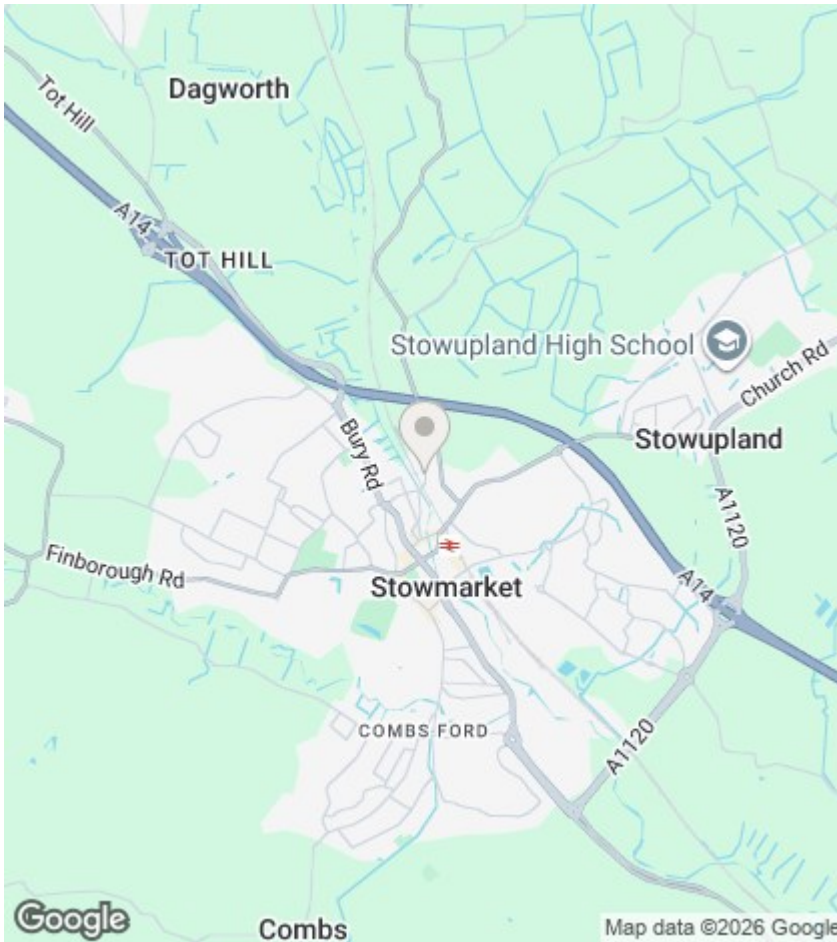
With window to rear and radiator.

### Bedroom Three

With window to rear and radiator.

### Outside

To the front of the property is a miniature wall and paving stone front garden. To the rear of the property is a rear garden comprising of hard standing area, paving stones, shed, shared access pathway and for privacy and seclusion is fenced and hedged all around.



## Directions

Market Pl, 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 At the roundabout, take the 3rd exit onto Crown St Continue onto Cardinalls Rd Destination will be on the left Arrive: Cardinalls Rd, Stowmarket IP14 5AA, UK

## 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) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 458 SQ.FT.  
(42.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 302 SQ.FT.  
(28.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 760 SQ.FT. (70.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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