

# BUCKS

PROPERTY AGENTS



11 Finch Close, Stowmarket, IP14 5BQ

Offers Over £230,000

- Two Bedrooms
- Part Boarded Loft
- Sealed Unit Double Glazed
- Off Road Parking For Two Vehicles
- Mid Terraced House
- Low Maintenance Rear Garden
- Gas Radiator Central Heating
- Cul-De-Sac Location

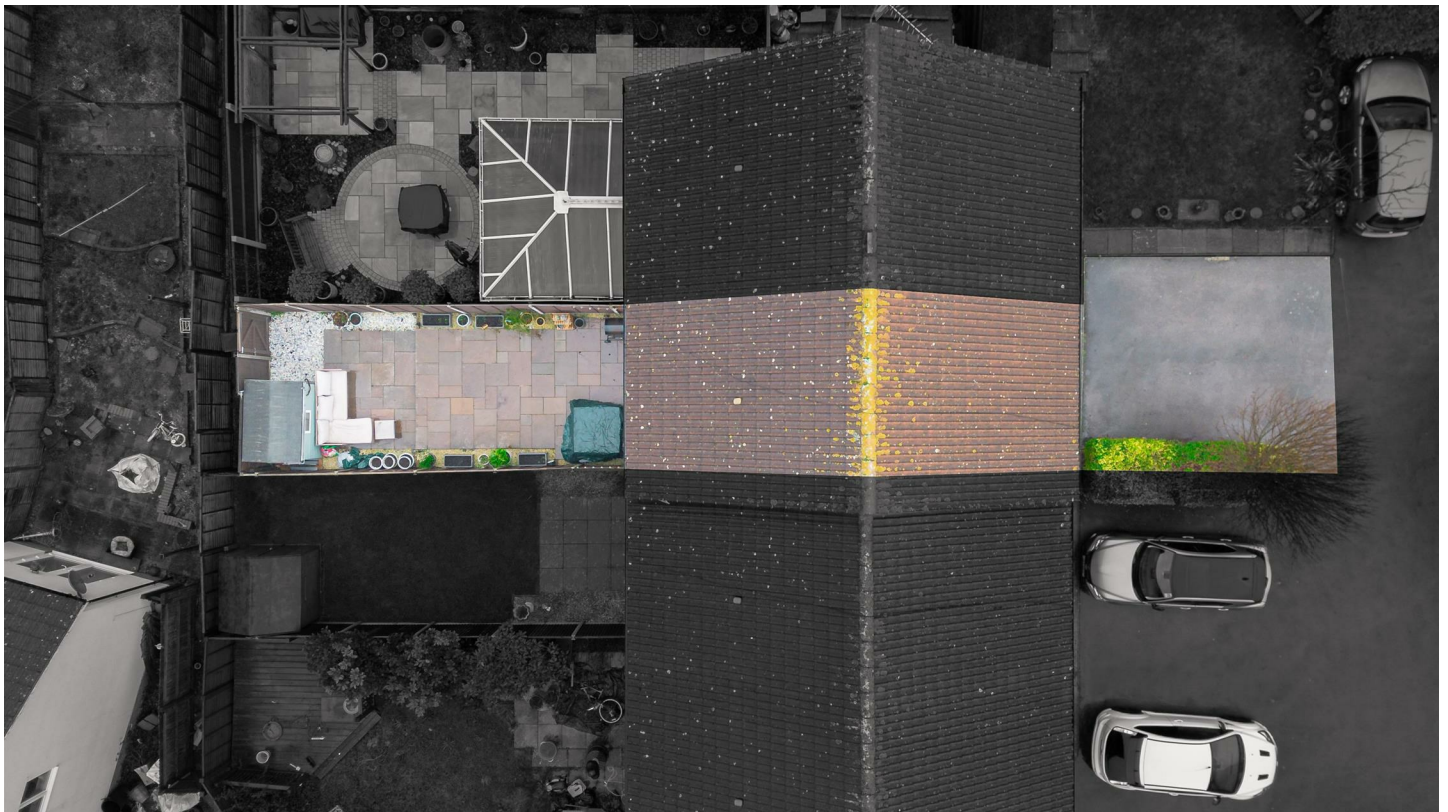
# 11 Finch Close, Stowmarket IP14 5BQ

Situated in the tranquil cul-de-sac of Finch Close, Stowmarket, this charming mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples. The inviting reception room is enhanced by patio doors that lead directly to the rear garden, creating a seamless connection between indoor and outdoor living. The kitchen is functional and offers ample space for culinary pursuits, while the bathroom is conveniently located to serve both bedrooms and guests alike. One of the standout features of this property is the off-road parking, accommodating two vehicles side by side, which is a rare find in such a desirable location. Additionally, the front of the house includes a brick-built cupboard with electricity connected, providing extra storage or utility space. The rear garden is equipped with a shed that has power and light, perfect for hobbies or additional storage needs.

This home is situated in a peaceful area, yet remains close to local amenities 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, making it a perfect retreat from the hustle and bustle of everyday life. With its combination of comfort, practicality, and a lovely setting, this property is not to be missed.



Council Tax Band: B



### Entrance Hall

With stairs leading to first floor and radiator.

### Sitting Room

With patio doors to rear filling with room with natural light, understairs cupboard, TV point, wood panelling to one wall and radiator.

### Kitchen

With window to front, range of high and low units, tiled splashbacks, induction hob, electric oven, space for fridge freezer, cupboard housing boiler, tiled floor and radiator.

### First Floor Landing

With loft access to part boarded loft with pull down ladder.

### Bedroom One

With window to rear and radiator.

### Bedroom Two

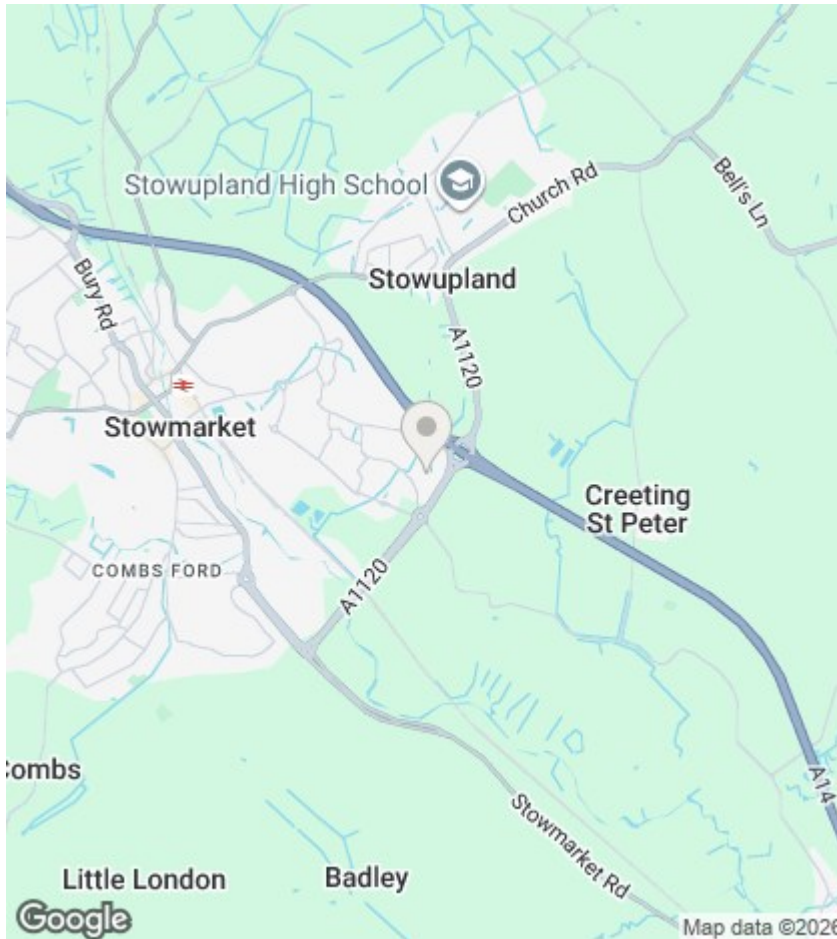
With window to front, shelved airing cupboard housing hot water tank and radiator.

### Bathroom

With bath with shower over, low level W/C, basin in vanity unit, shaver point, 1/2 tiled walls and LVT floor.

### Outside

To the front of the property are paving stones leading to the front door with storm porch, gravel, brick built cupboard with electric connected and off road parking side by side for two vehicles. To the rear of the property is a rear garden comprising of paving stones, gravel borders, shed with power and light connected, shared access to rear with gate to rear 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 Gipping Way/A1308 At the roundabout, take the 2nd exit onto Needham Rd/A1308 At the roundabout, take the 1st exit onto A1120 Keep right to stay on A1120 At the roundabout, take the 2nd exit onto Kestrel Dr Turn right onto Kingfisher Way Turn right onto Finch Cl Turn left to stay on Finch Cl Destination will be on the right Arrive: Finch Close, Stowmarket IP14 5BQ, UK

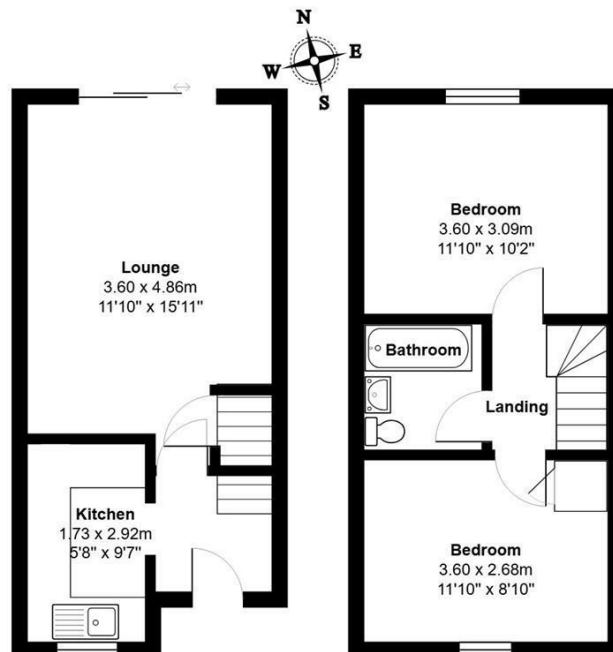
## Viewings

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) <b>A</b>                          |           | <b>86</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>71</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



Total Area: 55.8 m<sup>2</sup> ... 601 ft<sup>2</sup>