

BUCKS

PROPERTY AGENTS



2 Farriers Road, Stowmarket, IP14 2NS

Offers Over £225,000

- Two Bedrooms
- Conservatory
- Sealed Unit Double Glazed
- Off Road Parking for Three Vehicles
- Vacant Possession and No Upward Chain
- End Of Terrace House
- Kitchen/Breakfast Bar
- Gas Radiator Central Heating
- Single Garage
- Close To Local Amenities

2 Farriers Road, Stowmarket IP14 2NS

Located on the charming Farriers Road in Stowmarket, this delightful end-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 offers a warm and welcoming space for relaxation and entertaining additionally with patio doors lead to a lovely conservatory, which provides an abundance of natural light and a seamless connection to the outdoor space. The rear garden is a true gem, complete with a decking area and patio, perfect for enjoying sunny days and hosting gatherings. The kitchen is a highlight of the home, featuring a convenient breakfast bar that encourages casual dining and socialising. For those with vehicles, the property offers off-road parking for up to three cars, ensuring convenience for residents and guests alike. Additionally, there is a single garage En-Bloc with an up-and-over door, providing extra storage or secure parking. This home is offered with vacant possession and no upward chain, allowing for a smooth and straightforward purchase process.

With its appealing features and prime location, this property is not to be missed. Whether you are looking to settle down or invest, this end-terrace house on Farriers Road is a wonderful choice 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: B



Entrance Hall

With built-in cupboard, tiled floor and radiator.

Sitting Room

With patio doors leading to conservatory filling the room with natural light, stairs leading to the first floor, TV point, laminate floor and radiator.

Kitchen

With window to front, range of high and low units, breakfast bar, stainless steel sink and drainer, tiled splashbacks, electric hob, electric oven, space for fridge freezer, plumbing for washing machine and dishwasher and tiled floor.

Conservatory

With windows all around and French doors leading to rear garden ideal for indoor/outdoor entertaining, tiled floor and radiator.

First Floor Landing

With cupboard housing boiler, airing cupboard housing hot water tank and loft access with pull down ladder.

Bedroom One

With window to rear, recess area with shelves and radiator.

Bedroom Two

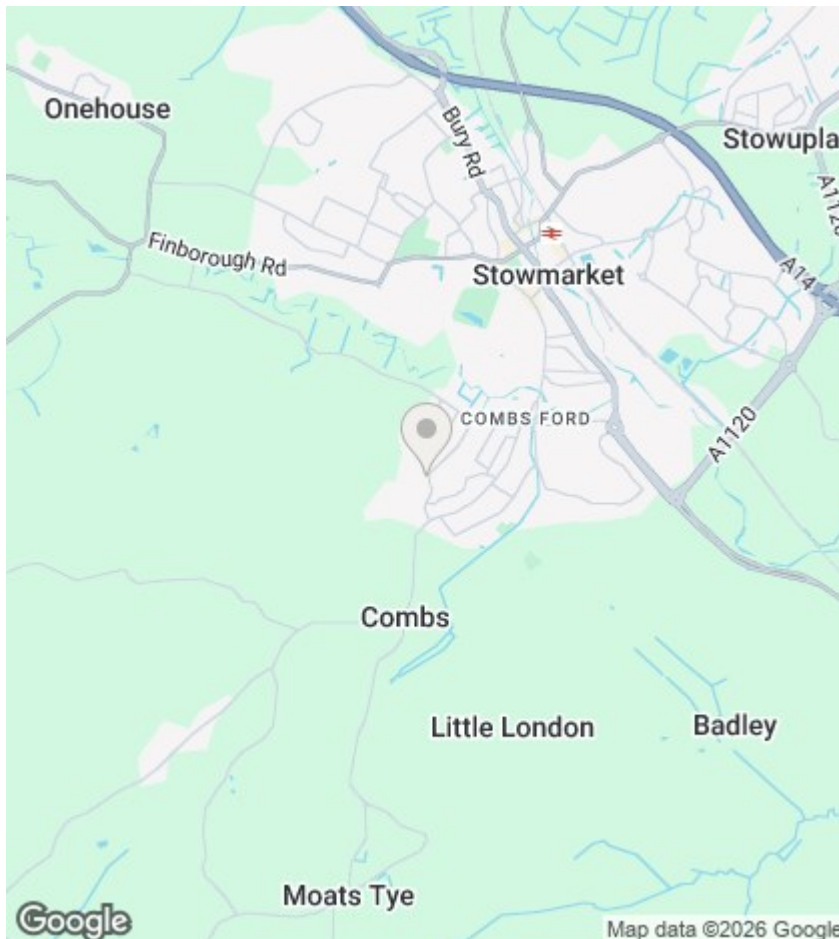
With window to front and radiator.

Bathroom

With window to side, bath with shower over, low level W/C, pedestal basin, extensively tiled walls, vinyl floor and radiator.

Outside

To the front and side of the property is paving stone path leading to the front door, lawn and shingle. To the rear of the property with access through a side gate is a rear garden comprising of patio area and decking ideal for outside entertaining, lawn and for privacy and seclusion is wall, hedged and fenced all around. Additionally the property provides off road parking for two vehicles and a single garage En-Bloc with up and power door and further parking in front of the garage.



Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd At the roundabout, take the 2nd exit onto Needham Rd At the roundabout, take the 2nd exit onto Combs Ln Turn left onto Edgecomb Rd Turn right onto Farriers Rd Turn right to stay on Farriers Rd Destination will be on the right Arrive: Farriers Road, Stowmarket IP14 2NS, UK

Viewings

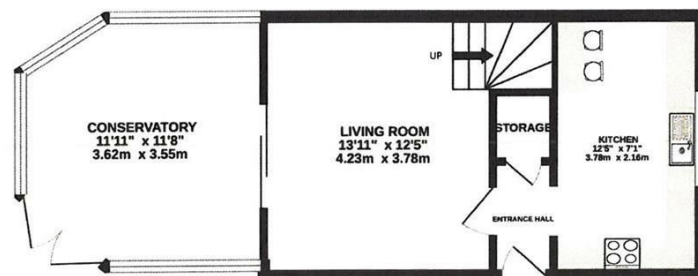
Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	69	
(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

GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
276 sq.ft. (25.6 sq.m.) approx.

