

BUCKS

PROPERTY AGENTS



28 Steggall Road, Haughley, Stowmarket, IP14 3FH

Guide Price £240,000

- Property also available to buy from 68% at a price of £170000 subject to status
- End Terraced House
- Sealed Unit Double Glazed
- Combi Boiler
- Tandern Off Road Parking For Two Vehicles
- Two Bedrooms
- Kitchen/Diner
- Gas Radiator Central Heating
- Fully Boarded Loft
- Village Location

28 Steggall Road, Stowmarket IP14 3FH

*****GUIDE PRICE £240,000 - £250,000***** Located in the charming village of Haughley, Stowmarket, this delightful end-terrace house on Steggall Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is the kitchen/diner, which boasts ample space for dining and cooking, making it a wonderful area for family meals or social gatherings. The property features a modern bathroom, ensuring that your daily routines are both comfortable and efficient. Additionally, the fully boarded loft presents an excellent opportunity for extra storage or potential conversion, allowing you to maximise the space according to your needs. For those with vehicles, the property offers off-road parking for two vehicles, a valuable asset in today's busy world. The inclusion of a combi boiler ensures that you will enjoy efficient heating and hot water throughout the year. This home is not only a practical choice but also a lovely place to live, surrounded by the picturesque scenery of Haughley.

In summary, this end-terrace house on Steggall Road is a wonderful opportunity for anyone looking to settle in a friendly community. Haughley offers many amenities such as public house, hairdressers, restaurant, post office, bakery, primary school and is within easy access of the A14 providing links to Stowmarket and Bury St Edmunds which offer main rail links to London Liverpool Street, Cambridge and Norwich. And is a short 8 minute drive to the market town of Stowmarket.



Council Tax Band: B



Entrance Hall

With stairs leading to first floor and radiator.

Sitting Room

With window to front, TV point and radiator.

Kitchen/Diner

With window to rear, range of high and low units, sink and drainer, matching worktops and splashbacks, electric hob with extractor hood and fan, electric oven, space for fridge freezer, plumbing for washing machine and slimline dishwasher, cupboard housing Combi boiler, vinyl floor, door leading to outside and radiator.

Cloakroom

With low level W/C, pedestal basin, vinyl floor and radiator.

First Floor Landing

With loft access to fully boarded loft and radiator.

Bedroom One

With two windows to front, built-in shelved airing cupboard and radiator.

Bedroom Two

With window to rear and radiator.

Bathroom

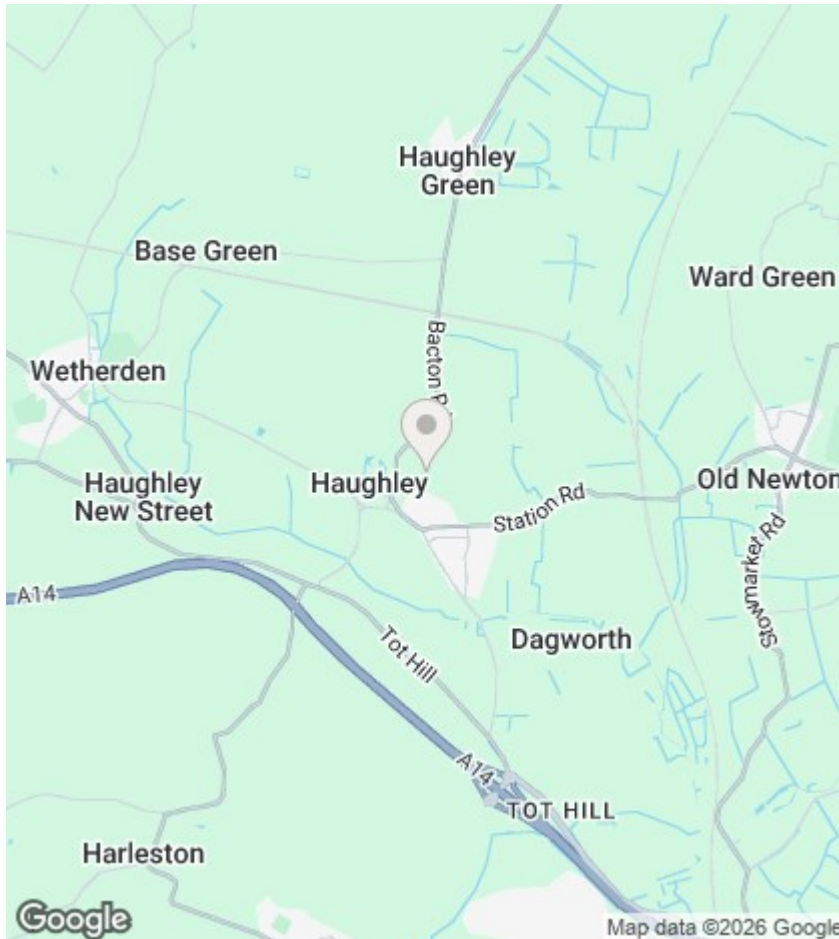
With window to rear, bath with shower over, shower screen, low level W/C, pedestal basin, shaver point, tiled splashbacks, built-in cupboard, vinyl floor and radiator.

Outside

To the front of the property is a paving stone pathway leading to the front door, slate, raised beds and tandem off road parking to the side of the property for two vehicles. To the rear of the property with access through a side gate is a rear garden comprising of patio area ideal for outside entertaining, lawn, raised beds with slate, awning, hardstanding concrete base and for privacy and seclusion is fenced all around.

Agent Note

Property can be purchased for full asking price of £250,000 or as a Shared Ownership 68% share for £170,000 subject to meeting requirements. Please ask the agent for further details.



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 2nd exit onto Tot Hill/A1308 At Tot Hill Jct, take the 3rd exit Continue onto Tot Hill Turn right onto The Folly Slight right to stay on The Folly Turn left onto The Grn Turn left onto Bacton Rd Turn right onto Steggall Rd. Destination will be on the right Arrive: Stowmarket IP14 3FH, UK

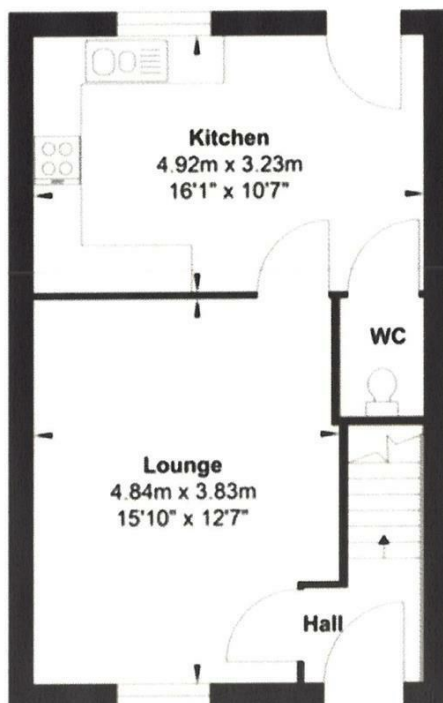
Viewings

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

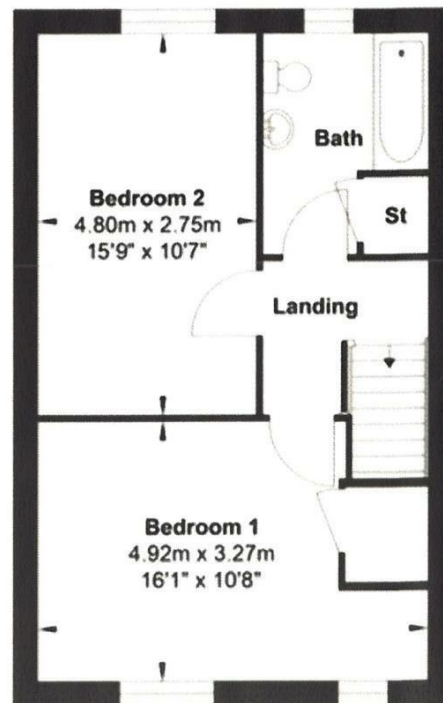
EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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



First Floor

Gross Internal Floor Area : 80.14 m2 ... 862.61 ft2