

BUCKS

PROPERTY AGENTS



26 St. Edmunds Road, Stowmarket, IP14 1NR

Price £295,000

- Three Bedrooms
- Kitchen/Diner
- Sealed Unit Double Glazed
- Combi Boiler
- Single Garage
- Semi-Detached House
- Conservatory
- Gas Radiator Central Heating
- Off Road Parking For Two Vehicles
- Close To Local Amenities

26 St. Edmunds Road, Stowmarket IP14 1NR

Located on the charming St. Edmunds Road in Stowmarket, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the spacious kitchen/diner, which is designed for both functionality and social gatherings. This area flows seamlessly into a lovely conservatory, allowing natural light to flood the space and providing a tranquil spot to enjoy the garden views throughout the seasons. Additionally, a cloakroom adds to the practicality of the layout. The property is equipped with a modern combi boiler, ensuring efficient heating and hot water. For those with vehicles, off-road parking is available for two cars, complemented by a single garage that features opening doors, a personnel door to the side, and power and light connected, making it a versatile space for storage or hobbies.

This home is not only well-appointed but also conveniently located, making it an excellent choice for anyone looking to settle in 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. With its combination of space, modern amenities, and a welcoming atmosphere, this property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this charming house your new home.



Council Tax Band: B



Entrance Hall

With window to side, stairs leading to first floor, laminate floor and radiator.

Sitting Room

With bay window to front, TV point, chimney breast, laminate floor and radiator.

Kitchen/Diner

With window to side, range of high and low units, stainless steel sink and drainer, matching worktops and splashbacks, tiled splashbacks, gas hob with extractor hood and fan, electric oven, space for American fridge freezer, plumbing for washing machine and dishwasher, space for tumble dryer, tiled floor and radiator.

Cloakroom

With low level W/C, basin, tiled splashbacks and two radiators.

Conservatory

With windows all around and French doors leading to rear, tiled floor and two radiators.

First Floor Landing

With window to side and loft access with pull down ladder.

Bedroom One

With window to front and radiator.

Bedroom Two

With window to rear and radiator.

Bedroom Three

With window to front and radiator.

Bathroom

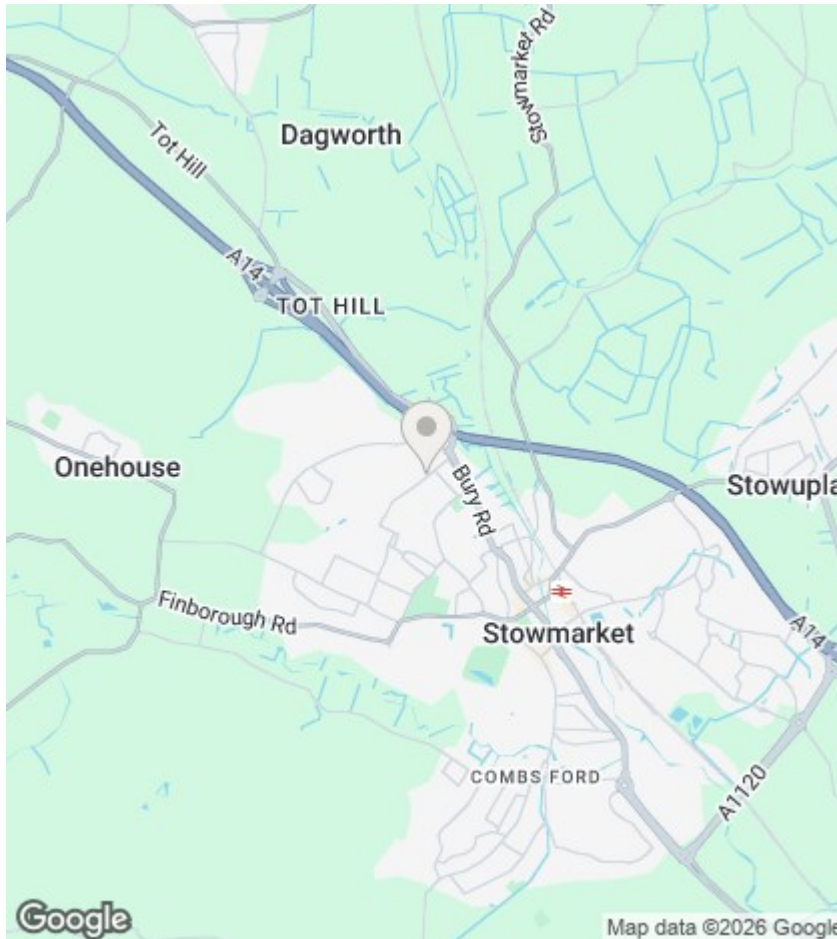
With windows to rear and side, P bath with shower over, shower screen, low level W/C, pedestal basin, airing cupboard housing Combi boiler, fully tiled walls and heated towel rail.

Outside

To the front of the property is paving stones and steps leading to the front door with a driveway providing off road parking for two vehicles additionally leading to a single garage with opening doors, personnel door to side and power and light connected. To the rear of the property with access through a side gate is a rear garden comprising of lawn, decking seating area, vegetable patch, greenhouse, shrubs, trees, bar with seating with power and light connected and workshop with power and light connected.

Agent Note

By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.



Directions

Market Place, Stowmarket IP14 1DT, UK
 Head north on Market Pl towards Tavern St/B1115 Turn right onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 Go through 1 roundabout Turn left onto St Edmunds Rd Destination will be on the right
 Arrive: Saint Edmunds Road, Stowmarket IP14 1NR, UK

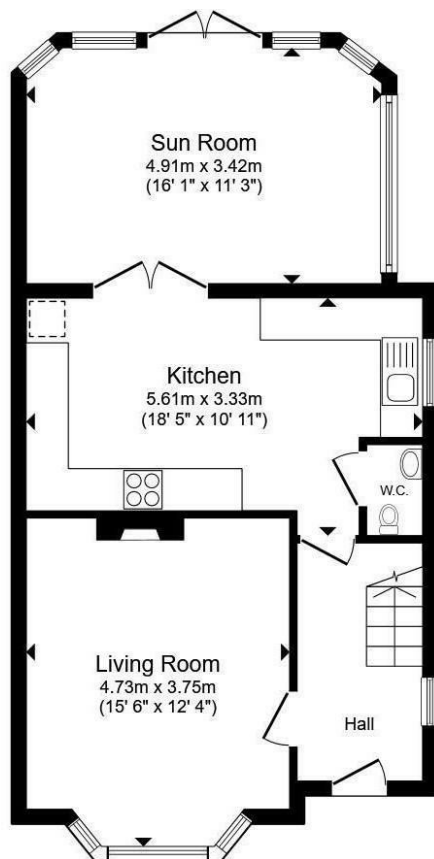
Viewings

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

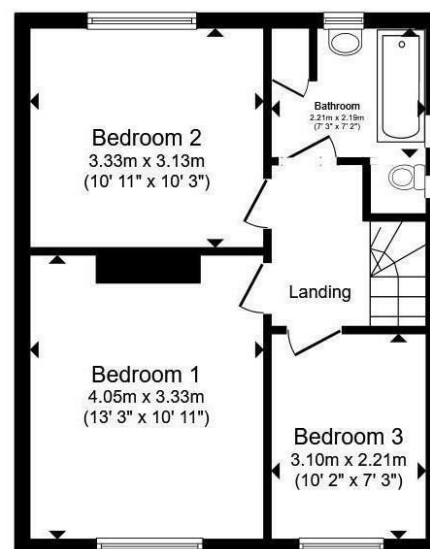
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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