

# BUCKS

— PROPERTY AGENTS —



22 Eve Balfour Way, Haughley, Stowmarket, IP14 3NW

Asking Price £210,000

- Two Bedrooms
- Kitchen/Diner
- Gas Radiator Central Heating
- Recently Decorated Bedrooms
- Off Road Parking For One Vehicle
- Mid Terrace House
- UVPC Windows
- Boiler Installed 2025
- New Carpets In Bedrooms
- Village Location



# 22 Eve Balfour Way, Stowmarket IP14 3NW

Settled in the charming village of Haughley, Stowmarket, this delightful mid terrace house on Eve Balfour Way offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. Upon entering, you will be greeted by a tastefully decorated property that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

The property features a well-appointed bathroom, designed for both functionality and comfort.

One of the standout features of this home is the off-road parking, a valuable asset in a village setting, allowing for convenience and ease of access. The surrounding area is tranquil, offering a sense of community and the opportunity to enjoy the picturesque countryside.

Haughley offers many amenities such as pub, hairdressers, restaurant, post office, bakery, primary school and is within easy access of the A14 providing links to Stowmarket and Bury St Edmunds both of which offer main rail connections to London Liverpool Street, Cambridge and Norwich. The market town of Stowmarket is only 7 miles away and offers much more. Do not miss the chance to make this charming house your new home and book a viewing with us today.



Council Tax Band: B



### Entrance Porch

With tiled floor.

### Sitting Room

With window to front, stairs leading to first floor, TV point and radiator.

### Kitchen/Diner

With two windows to rear and door leading to outside, range of high and low units, stainless steel sink and drainer, tiled splashbacks, electric hob with extractor hood and fan, space for fridge freezer, plumbing for washing machine and dishwasher, boiler on the wall and tiled floor.

### First Floor Landing

#### Bedroom One

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

#### Bedroom Two

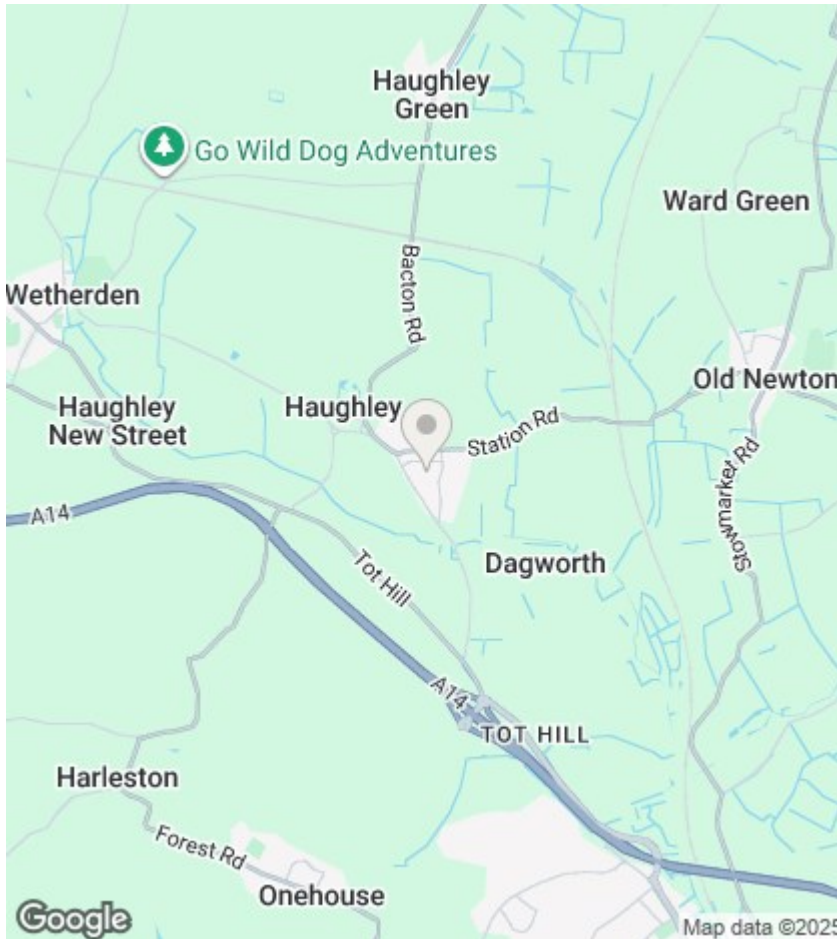
With Velux window to rear and radiator.

### Bathroom

With Velux window to rear, bath with mixer tap and shower attachment, low level W/C, basin over vanity unit, extensively tiled walls, laminate floor and radiator.

### Outside

To the front of the property is a shared pathway leading to the front door, lawn, shrubs and hedging. To the rear of the property there is a garden comprising of patio area ideal for outside entertaining, lawn, shrubs, trees, shed and a pathway leading to rear gate for access to parking space 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 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 Turn right onto Fishponds Way Turn right onto Eve Balfour Wy. Destination will be on the right Arrive: Eve Balfour Way, Haughley, Stowmarket IP14 3NW, 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>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	71	
(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: 57.8 m² ... 622 ft²

All measurements are approximate and for display purposes only