

# BUCKS

PROPERTY AGENTS



2 Normandy Close, Stowmarket, IP14 2EQ

Offers Over £175,000

- One Bedroom
- Sealed Unit Double Glazed
- Recently Decorated Throughout
- Modernised Bathroom
- Quiet Location
- End of Terrace House
- Gas Radiator Central Heating
- Newly Fitted Kitchen
- Close to Local Amenities
- NO UPWARD CHAIN



## 2 Normandy Close, Stowmarket IP14 2EQ

**NO UPWARD CHAIN** Nestled in the charming area of Normandy Close, Stowmarket, this delightful one-bedroom end-terrace house presents an excellent opportunity for first-time buyers or those seeking a cosy retreat. The property boasts a well-appointed kitchen/diner that has been thoughtfully updated, providing a modern space perfect for both cooking and entertaining. The bathroom has also been modernised, ensuring a fresh and contemporary feel throughout the home. With its end-terrace position, this house benefits from added privacy and a sense of space, making it an inviting place to call home. With no upward chain making this home is ready for its new owners to move in hassle free.

Stowmarket is known for its friendly community and convenient amenities, Stowmarket offers 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. This property is not just a house; it is a wonderful opportunity to enjoy comfortable living in a desirable location. Whether you are looking to invest or find your first home, this charming end-terrace house is well worth a visit.



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1



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C

Council Tax Band: A



### Entrance Hall

With stairs to the first floor and tiled floor.

### Sitting Room

With window to front, 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, space for cooker, space for fridge freezer, plumbing for washing machine, Combi boiler on the wall and radiator.

### First Floor Landing

With Velux window, shelved built-in cupboard with hanging rail.

### Bedroom One

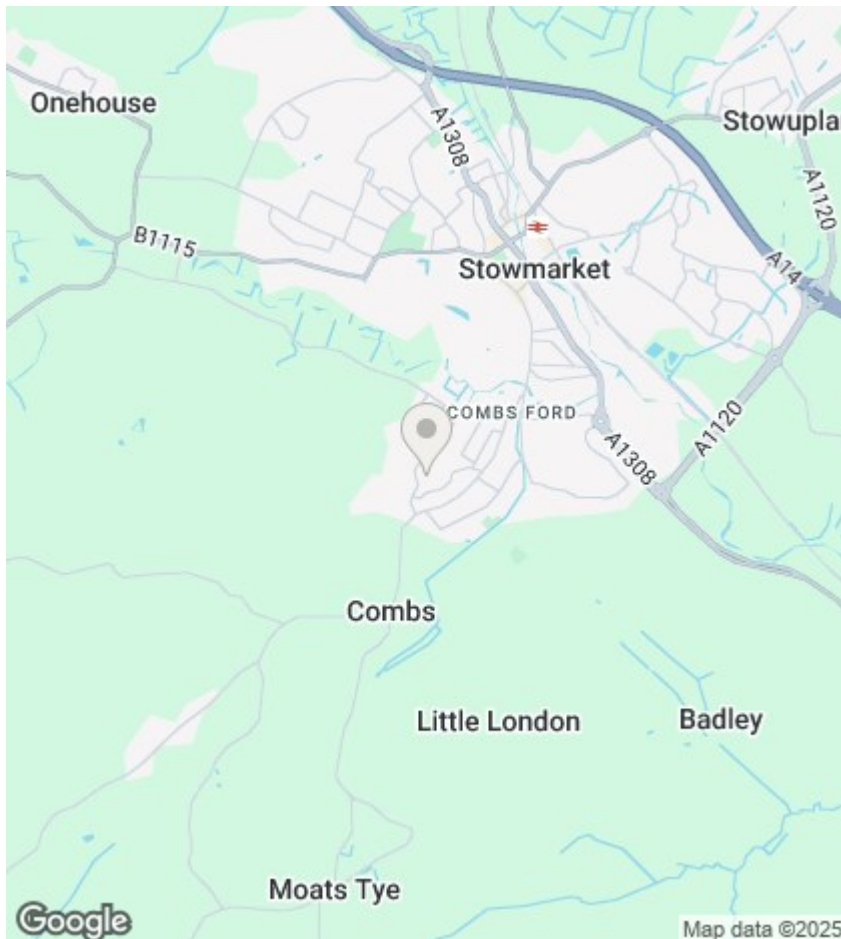
With window to front, built-in cupboard, loft access and radiator.

### Bathroom

With Velux window, bath with shower over, low level W/C, pedestal basin, fully tiled walls and vinyl floor.

### Outside

To the front of the property is a pathway leading to the front door with mature shrubs. To the rear of the property is a garden comprising of pathway, mature shrubs, shed, steps leading to gate and for privacy and seclusion is fenced and walled all round. Parking available but not allocated.



## Directions

Start: 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 Continue straight to stay on 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 Continue onto Verneuil Ave Turn left onto Normandy Cl Destination will be on the left Arrive: Normandy Close, Stowmarket IP14 2EQ, UK

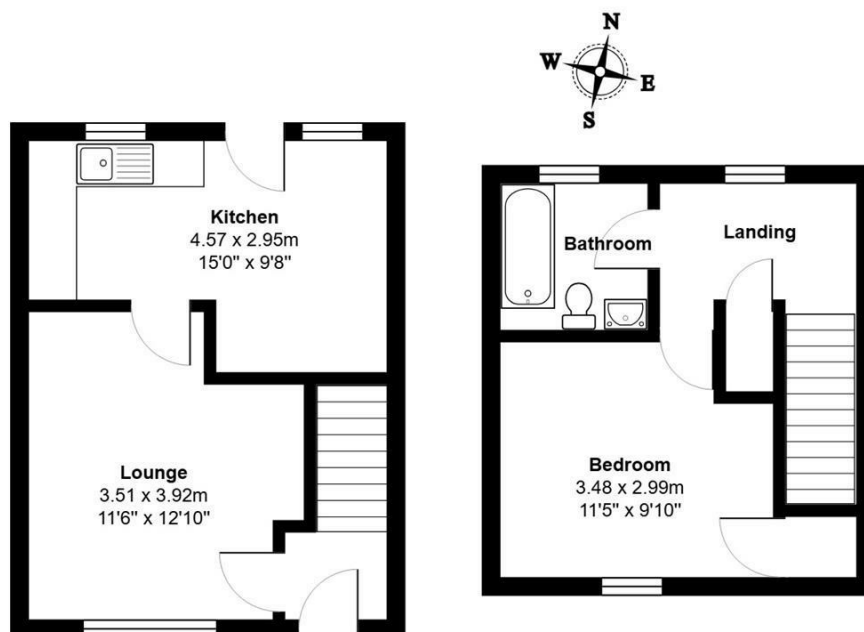
## Viewings

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	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



Total Area: 50.7 m<sup>2</sup> ... 545 ft<sup>2</sup>