

# BUCKS

PROPERTY AGENTS



## 12 Saffron Fen Place Creting Road West, Stowmarket, IP14 5AT

Offers In Excess Of £200,000

- Second Floor Apartment
- Double & Triple Glazed Windows
- Kitchen/Living Room
- Off Road Parking for 2 Vehicles
- Close to Local Amenities
- Two Bedrooms
- Gas Radiator Central Heating
- Telephone Entry System
- Electric Car Charging Point
- Close to Railway Station



# 12 Saffron Fen Place Creeting Road West, Stowmarket IP14 5AT

Welcome to this immaculately presented 2-bedroom apartment located on the second floor of a well-maintained building on Creeting Road West in the delightful town of Stowmarket.

The property boasts a convenient telephone entry system ensuring security and peace of mind. Open plan kitchen/living rooms perfect for entertaining guests or just relaxing with family and friends.

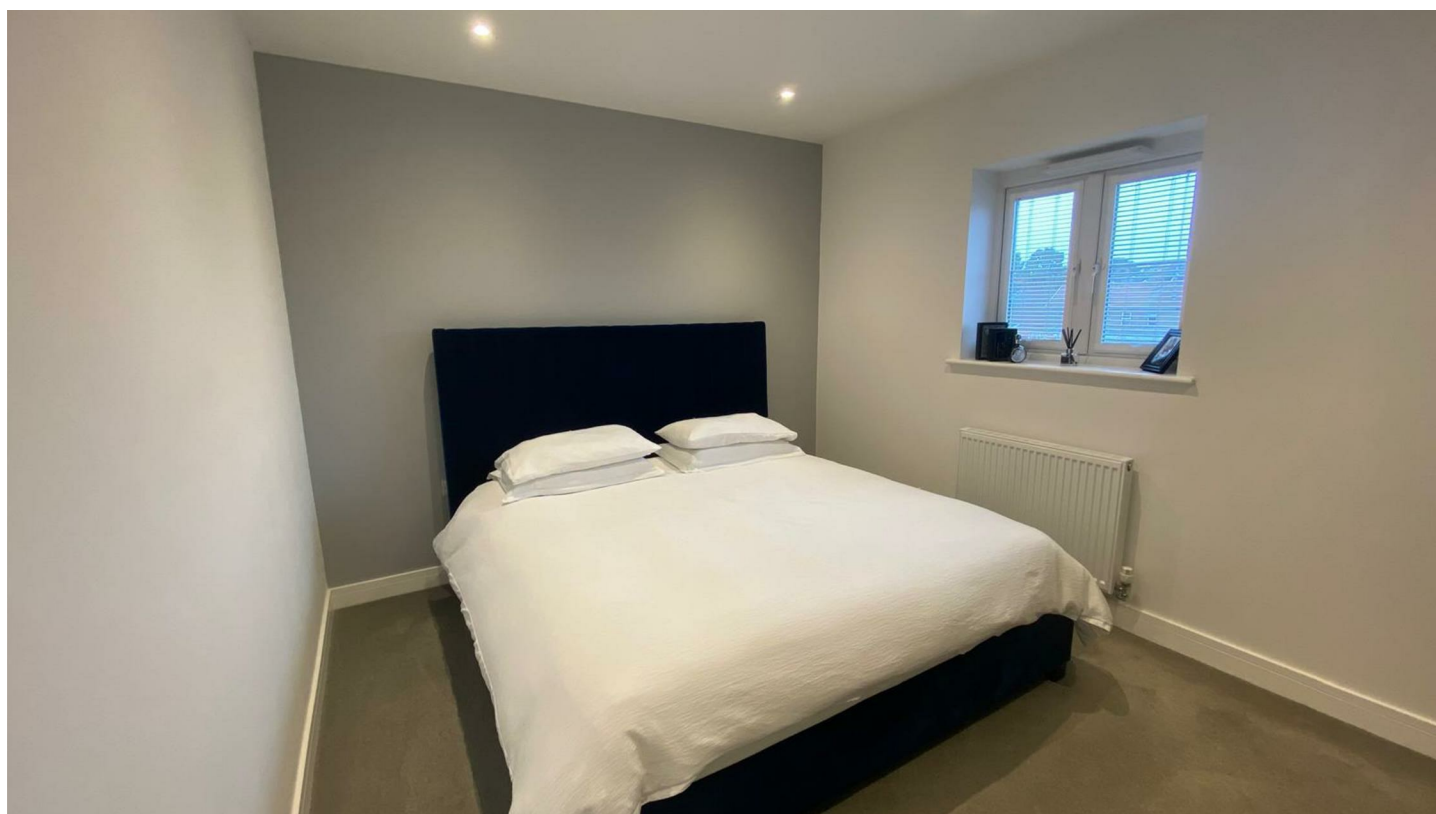
With two cosy bedrooms, this apartment offers a comfortable living space ideal for a small family, professionals, or even as an investment opportunity. The second-floor location provides a sense of privacy and tranquillity, away from the hustle and bustle of the street below. With two off road parking spaces you will never need to worry about finding a spot at the end of the day.

Situated in a prime location, this property offers easy access to local amenities that Stowmarket has to offer as well as main transport links with the railway station only a short walk away with connections to London Liverpool Street, Cambridge, Norwich and Bury St Edmunds making it a convenient choice for those seeking a well-connected lifestyle.

Don't miss out on the opportunity to make this apartment your new home. Contact us today to arrange a viewing.



Council Tax Band: B



#### Entrance Hall:

With window to rear, built in cupboard with heater, telephone entry system, herring bone style karndean flooring and radiator.

#### Bathroom:

With two windows to front, "P" bath with shower over, pedestal basin, touch sensor mirror, pedestal basin, fully tiled floor and walls and heated towel rail.

#### Bedroom One:

With window to front, radiator and loft with pull down ladder for access.

#### Bedroom Two:

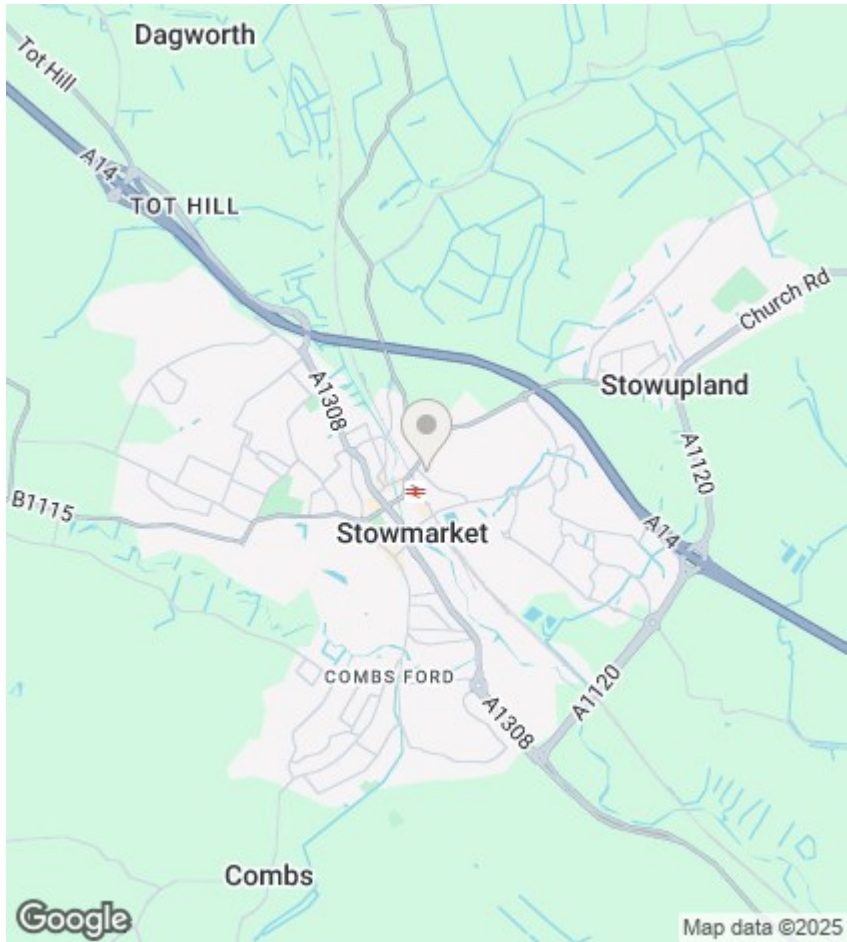
With window to rear and radiator.

#### Kitchen/Living Room:

This is a modern open plan space with windows to the front and rear, TV point, herring bone style karndean flooring and two radiators. The kitchen area offers a range of modern high and low level units, worktops with sink and drainer with pull out tap and a breakfast bar. Built in electric oven and microwave at eye level and induction hob. With built in fridge freezer, washer/dryer and integrated dishwasher.

#### Outside:

The property is accessed through secured electric gates, there are two off road parking spaces and electric car charging point, bin storage and shared garage for further storage.



## Directions

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 Turn left onto Navigation Approach Turn left onto Creeting Rd W Turn left Turn left Destination will be on the right

## 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) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(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	