

# BUCKS

PROPERTY AGENTS



18 Old School Mews, Stowmarket, IP14 1ND

Offers Over £130,000

- Two Bedrooms
- Shower Room and Bathroom
- UPVC Windows
- Low Maintenance Rear Area
- Over 60's
- Terraced House
- New Kitchen and Bathroom 4 Years Ago
- Electric Heaters
- Cul-De-Sac Location
- Vacant Possession & No Upward Chain

# 18 Old School Mews, Stowmarket IP14 1ND

Situated in the charming cul-de-sac of Violet Hill Road, Stowmarket, this delightful terraced house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for couples or individuals over 60 yrs old 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 house boasts a modern kitchen, fitted just four years ago, which is both stylish and functional, making meal preparation a pleasure. The property features two bathrooms, including a contemporary shower room and a family bathroom, ensuring ample facilities for all residents. This thoughtful layout enhances the practicality of the home, catering to the needs of busy lifestyles. Step outside to discover a low-maintenance patio area at the rear, providing an excellent space for outdoor dining or simply enjoying the fresh air. This private outdoor space is perfect for those who appreciate a garden without the burden of extensive upkeep. Conveniently located close to local amenities, this home offers easy access to shops, schools, and transport links, making it an ideal choice for those who value both tranquillity and accessibility. This house offers no upward chain, providing you with the flexibility to move in hassle free.

In summary, this terraced house on Violet Hill Road presents a wonderful opportunity for anyone looking to settle in a friendly neighbourhood with all the essentials at their fingertips. Don't miss the chance to make this lovely property your new home.



Council Tax Band: C



### Entrance Hall

With tiled floor.

### Sitting Room

With window to front, TV point and electric radiator.

### Kitchen

With window to rear, range of modern high gloss high and low units, sink and drainer, tiled splashbacks, induction hob with extractor hood and fan, eye level electric double oven with microwave oven, integrated fridge freezer, washing machine and tiled floor.

### Shower Room

With window to front, shower cubicle with power shower, low level W/C, basin in vanity unit, fully tiled walls and loft access.

### Rear Hall

With stairs leading to first floor, understairs cupboard, tiled floor and electric radiator.

### First Floor Landing

With shelved airing cupboard housing hot water tank and loft access.

### Bedroom One

With window to rear and built-in wardrobe.

### Bedroom Two

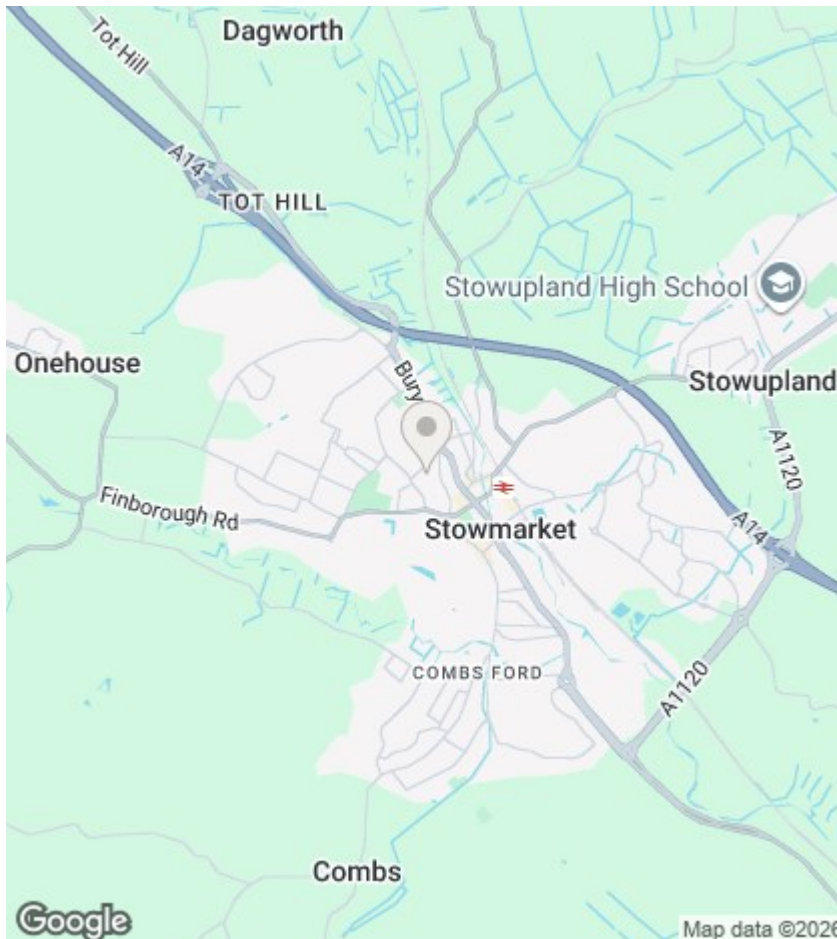
With window to front, built-in triple wardrobe and electric radiator.

### Bathroom

With Velux window, bath with power shower over, low level W/C, pedestal basin, tiled splashbacks, bluetooth mirror, tiled floor and heated towel rail.

### Outside

To the front of the property is a pathway leading to the front door, outside brick built storage cupboard and meter and fuse box additionally to the rear of the property is a rear area comprising of patio area.



## 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 Turn left onto Fairfield Hill Turn left onto Violet Hill Rd Turn left onto Old School Mews Destination will be on the left Arrive: Stowmarket IP14 1ND, UK

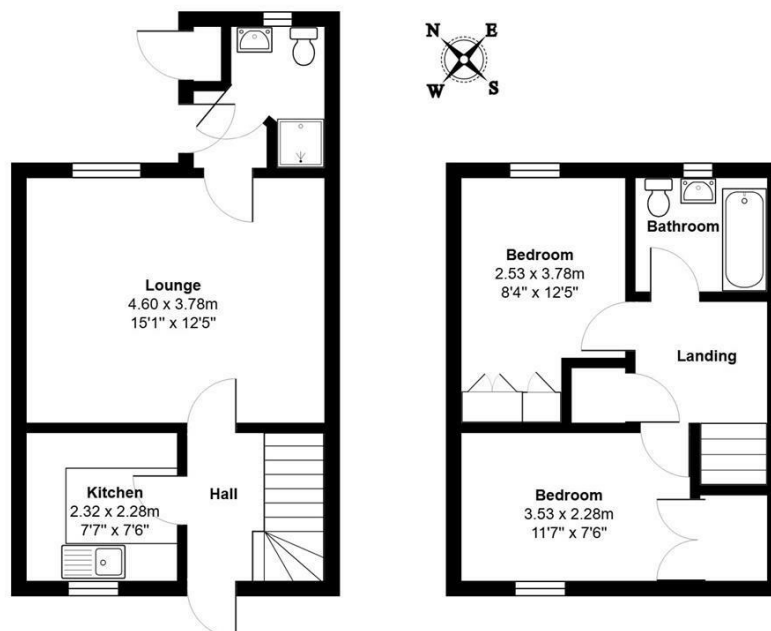
## Viewings

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

## EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 90                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 58      |                         |
| (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: 62.7 m<sup>2</sup> ... 675 ft<sup>2</sup>