

# BUCKS

PROPERTY AGENTS



44 Farriers Road, Stowmarket, IP14 2NS

Offers Over £160,000

- End Terrace Property
- Sealed Unit Double Glazing
- One Reception Room
- Single Garage "en bloc"
- Quiet Location
- One Bedroom which is Galleried
- Economy 7 Heating
- Rear Garden
- Off Road Parking



# 44 Farriers Road, Stowmarket IP14 2NS

Bucks Property Agents are delighted to offer for sale this ONE BEDROOM PROPERTY situated in a quite location in the popular Combs Ford area of Stowmarket. The property benefits from ECONOMY 7 HEATING, FITTED KITCHEN, SITTING ROOM, GALLERIED BEDROOM, UPSTAIRS BATHROOM, REAR GARDEN, SINGLE GARAGE en bloc and OFF ROAD PARKING. Stowmarket itself offers many amenities including local businesses, schools, leisure centre, cinema, restaurants, major supermarkets, Railway Station with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge and easy access to the A14 corridor.

The agents would recommend an internal inspection at the earliest opportunity to appreciate this excellent accommodation on offer.

The accommodation on offer is as follows:



1



1



1



D

Council Tax Band: A



#### Hallway:

With tiled floor and storage cupboard.

#### Kitchen:

8' x 7'4

With window to front, range of high and low level units, space for cooker with extractor hood and fan, space for fridge freezer, plumbing for washing machine, stainless steel sink and drainer, tiled splashbacks and Economy 7 heater.

#### Sitting Room:

17'1 x 11'2

With window to rear and patio doors to rear, stairs to first floor, TV point and Economy 7 heater.

#### Bedroom:

10'5 x 11'2

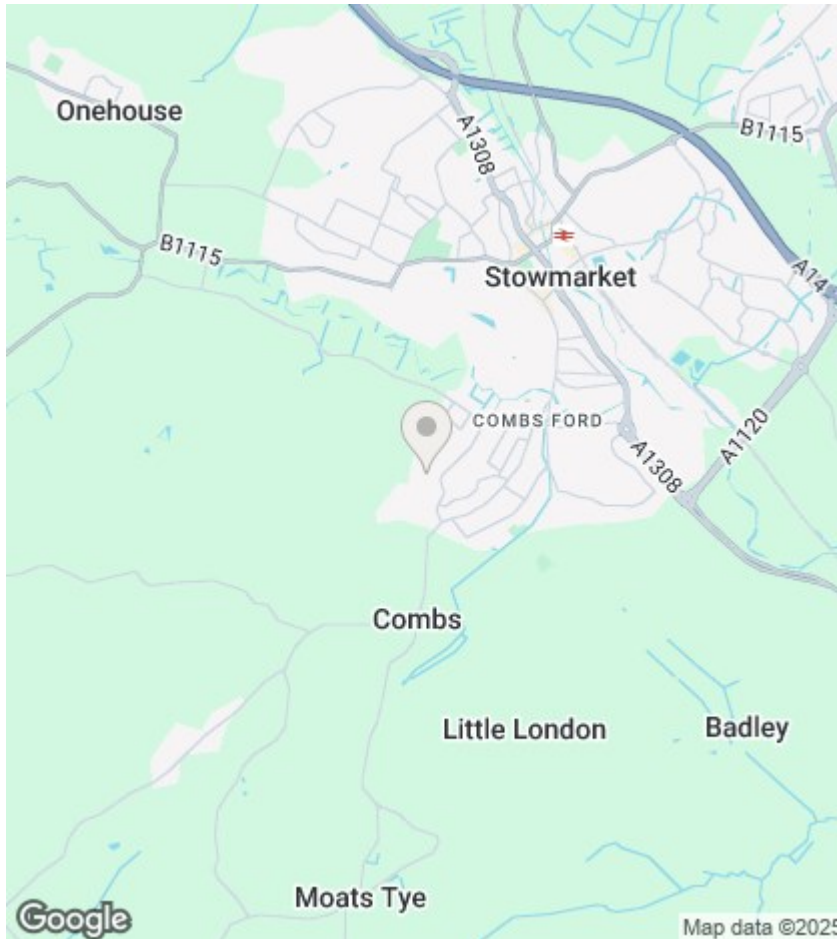
This is a galleried bedroom with a Velux window, double fitted wardrobe, shelving and Economy 7 heater.

#### Bathroom:

With window to front, bath with shower over, hand basin, low level WC, tiled splashbacks, tiled floor, Economy 7 heater and shelved airing cupboard that houses the hot water tank.

#### Outside:

To the front of the property is lawns, shrubs and pathway leading to the front door. A side gate leads to the rear garden that comprises of patio, shrubs, gravel and the garden is surrounded by fencing. There is a single garage "on bloc" with up and over door and there is one off road parking space.



## 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 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 Turn right onto Farriers Rd Turn right to stay on Farriers Rd Destination will be on the right

## 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) A		88
(81-91) B		
(69-80) C		60
(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



1ST FLOOR

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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