# BUCKS
PROPERTY AGENTS

## 42 Pickerel Court Station Road East, Stowmarket, IP14 1PE

## Guide Price £175,000

- Two Bedrooms
- Juliet Balcony
- Telephone Entry System
- Gas Radiator Central Heating
- One Allocated Parking Sapce
- Second Floor Apartment
- Open Plan Sitting Room/Kitchen
- Sealed Unit Double Glazed
- Combi Boiler
- Close To Railway Station

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# 42 Pickerel Court Station Road East, Stowmarket IP14 1PE

Welcome to this charming second-floor apartment located to the rear overlooking the River Gipping on Station Road East in the heart of Stowmarket. This delightful property features a spacious open-plan sitting room and kitchen, perfect for modern living and entertaining. The sitting room is enhanced by a lovely Juliet balcony, allowing natural light to flood the space and providing a pleasant view. The apartment comprises two well-proportioned bedrooms, offering comfortable accommodation for individuals or small families. The bathroom is conveniently situated, ensuring ease of access for all residents. The property is equipped with a combi boiler, ensuring efficient heating and hot water throughout the year. For those with a vehicle, the apartment includes one allocated parking space, a valuable asset in this bustling area. Additionally, the location is particularly advantageous, being in close proximity to Stowmarket Railway Station, which provides excellent transport links for commuters and easy access to nearby towns and cities.

This property presents an excellent opportunity for first-time buyers, investors, or anyone seeking a convenient and comfortable living space in Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities and schools. With its modern features and prime location, this apartment is sure to attract interest. Do not miss the chance to make this lovely home your own.

2 1 1 B

Council Tax Band: B

## Entrance Hall
With built-in large cupboard housing boiler, further built-in cupboard, telephone entry system and radiator.

## Open Plan Sitting Room/ Kitchen
With Juliet balcony filling the room with natural light, TV point and two radiators. Leading into kitchen comprising of a range of modern high and low units, stainless steel sink and drainer, matching worktop and splashbacks, gas hob with extractor hood and fan, eye level electric oven, plumbing for washing machine and dishwasher, space for fridge freezer and tiled floor.

## Bedroom One
With window to rear, built-in double wardrobes with glass sliding doors and radiator.

## Bedroom Two
With window to rear and radiator.

## Shower Room
With a walk in shower, low level W/C, basin, fully tiled walls and tiled floor.

## Agent Note
One Allocated Parking Space.
Service Charge is £1700 per annum which includes weekly cleaning of communal areas and gardening for communal gardens. Ground Rent £100 Per Annum.
Lease Length 109 year remaining.

## Directions

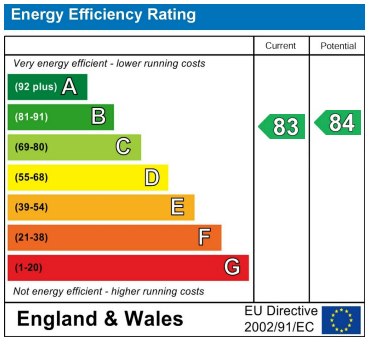
Market Place, Stowmarket IP14 1DT, UK
Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left Turn left Destination will be on the right Arrive: Stowmarket IP14 1PE, UK

## Viewings

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

## EPC Rating:

B

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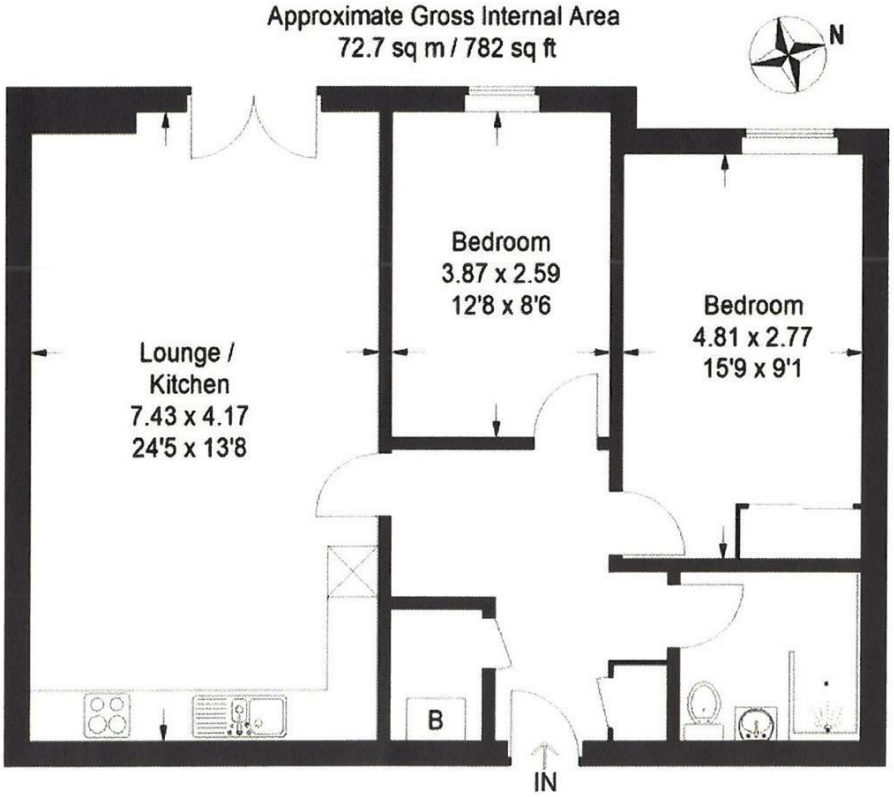
Approximate Gross Internal Area
72.7 sq m / 782 sq ft