

BUCKS

PROPERTY AGENTS



1 Childer Road, Stowmarket, IP14 1PP

Offers Over £290,000

- Four Bedrooms
- En-Suite To Master Bedroom
- Garden Room
- Gas Radiator Central Heating
- In Need Of Updating and Modernisation
- Victorian Semi-Detached House
- Family Bathroom and Cloakroom
- Single Glazed Windows
- Combi Boiler
- Close To Local Amenities

1 Childer Road, Stowmarket IP14 1PP

Located on Childer Road in the charming town of Stowmarket, this semi-detached Victorian property presents a wonderful opportunity for those looking to create their dream home. With four spacious bedrooms, including a master suite complete with an en-suite bathroom, this residence is perfect for families additionally a family bathroom ensures convenience for busy households, and the overall layout of the property is both practical and appealing. The property boasts two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. Additionally, a delightful garden room offers a serene space to relax and enjoy views of the garden, providing a seamless connection to the outdoors. While the home retains its classic Victorian charm, it is in need of updating and modernisation, allowing you to personalise the space to your taste and lifestyle. The potential for transformation is immense, making this a fantastic project for those with a vision.

In summary, this semi-detached Victorian house on Childer Road is a rare find, offering ample space, character, and the chance to create a bespoke living environment. With a little imagination and effort, this property could become a stunning family home for years to come. Situated in a desirable location, within 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, making it an ideal choice for families and commuters alike.



Council Tax Band: D



Entrance Hall

With window to front, stairs leading to first floor, tiled floor, floorboards and radiator.

Sitting Room/Diner

With large window to rear filling the room with natural light, understairs cupboard, two chimney breasts, floorboards and radiator.

Kitchen/Diner

With windows to side and rear, low level units, sink and drainer, wooden worktops, space for fridge freezer, space for cooker, plumbing for washing machine, two doors leading to outside and tiled floor.

Garden Room

With windows to side and French doors leading to rear ideal for indoor/outdoor entertaining, built-in cupboard, tiled floor and radiator.

Cloakroom

With window to front, low level W/C, basin, tiled floor and radiator.

First Floor Landing

With loft access, built-in cupboard and radiator.

Bedroom One

With sash window to front and radiator.

En-Suite

With window to front, corner shower cubicle, low level W/C (not working), basin, tiled floor and radiator.

Bedroom Two

With sash window to rear, built-in shelved cupboard and radiator.

Bedroom Three

With window to front, radiator and opening leading into:-

Bedroom Four

With window to rear and radiator.

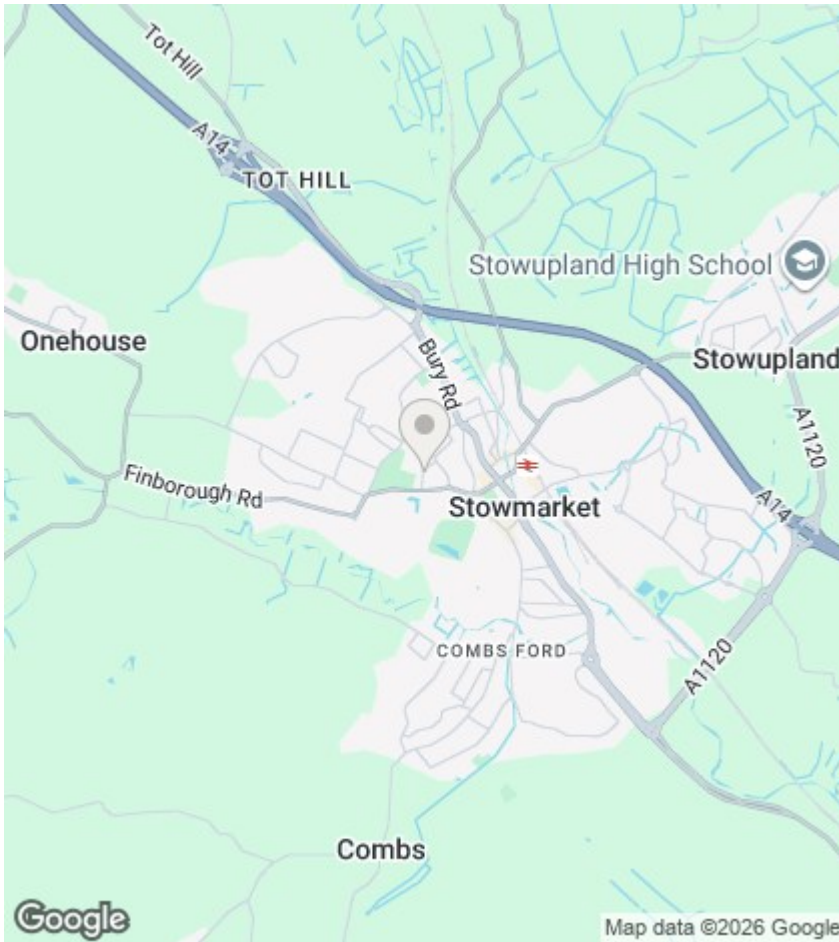
Bathroom

With window to rear, bath with mixer tap, double shower cubicle, low level W/C, basin, tiled splashbacks, airing cupboard housing Combi boiler and tiled floor.

Outside

To the front of the property are paving stones leading to the front door and shrubs and hedging.

To the rear of the property with access through a side gate is a rear garden comprising of a brick weave patio ideal for outside entertaining, mature shrubs and trees, brick built outbuilding and for privacy and seclusion is walled all around.



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 At the roundabout, take the 1st exit onto Bury St Turn right onto Tavern St/B1115 Continue to follow B1115 Turn right onto Childer Rd Destination will be on the right Arrive: Childer Road, Stowmarket IP14 1PP, UK

Viewings

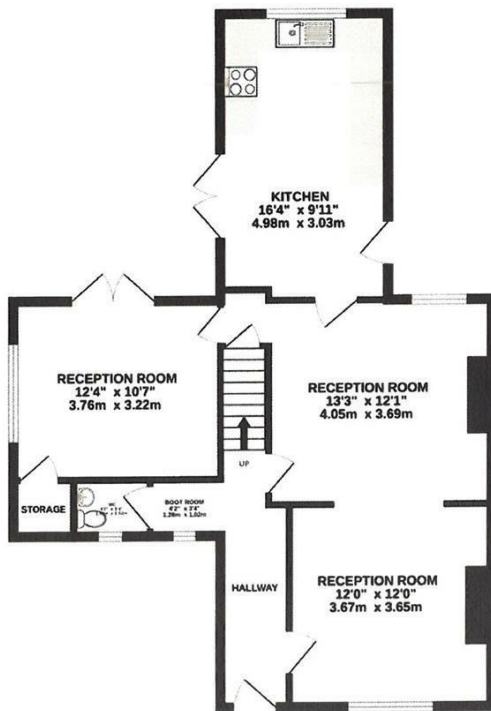
Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

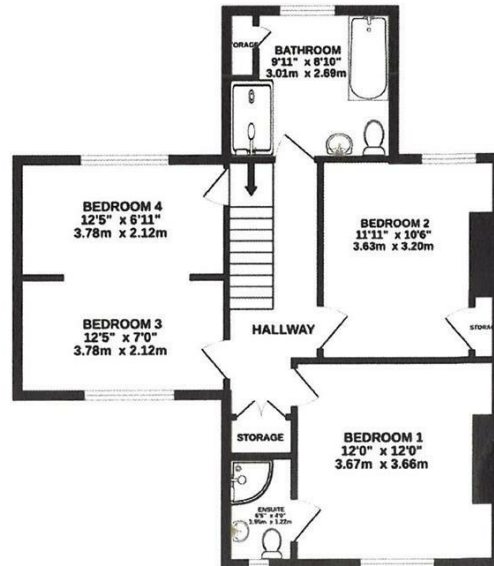
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 1348 sq.ft. (125.2 sq.m.) approx.