

BUCKS

PROPERTY AGENTS



51 Phoenix Way, Stowmarket, IP14 5FB

Price £150,000

- Two Bedrooms
- Telephone Entry System
- En-Suite to Master Bedroom
- UVPC Windows
- No Upward Chain
- First Floor Apartment
- Juliet Balcony
- Integrated Appliances
- Gas Radiator Central Heating
- Off Road Parking For One Vehicle

51 Phoenix Way, Stowmarket IP14 5FB

Welcome to this charming first floor apartment located on Phoenix Way in the heart of Stowmarket. This delightful property offers a perfect blend of comfort and modern living, making it an ideal choice for individuals or small families seeking a convenient and stylish home. Upon entering, you will find a spacious reception room that is both inviting and functional, featuring a lovely Juliet balcony that allows natural light to flood the space. This area is perfect for relaxing or entertaining guests. The apartment boasts two well-proportioned bedrooms, with the master bedroom benefiting from an en-suite bathroom, providing added privacy and convenience. The kitchen is equipped with integrated appliances, ensuring that you have everything you need to prepare meals with ease. The layout is both practical and aesthetically pleasing, making it a joy to cook and dine in. With two bathrooms in total, there is ample space for everyone to enjoy their own facilities, which is particularly advantageous during busy mornings. The property also features a telephone entry system, enhancing security and peace of mind. For those with a vehicle, off-road parking is available for one car, adding to the convenience of this lovely apartment. This apartment offers no upward chain, providing you with the flexibility to move in hassle free.

Situated in a desirable location within Stowmarket offering 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 easy to explore the surrounding area. Whether you are looking to buy or rent, this apartment on Phoenix Way is a wonderful opportunity not to be missed.



Council Tax Band: B



Entrance Hall

With telephone entry system and radiator.

Sitting Room

With Juliet Balcony filling the room with natural light, TV point and two radiators.

Kitchen

With two windows to rear, range of modern high and low units, sink and drainer, matching worktops and splashbacks, gas hob with extractor hood and fan, eye level electric double oven, integrated fridge freezer, integrated washer dryer, integrated dishwasher and vinyl floor.

Bedroom One

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

En-Suite

With window to front, corner shower cubicle, low level W/C, pedestal basin, shaver point, extensively tiled walls and vinyl floor.

Bedroom Two

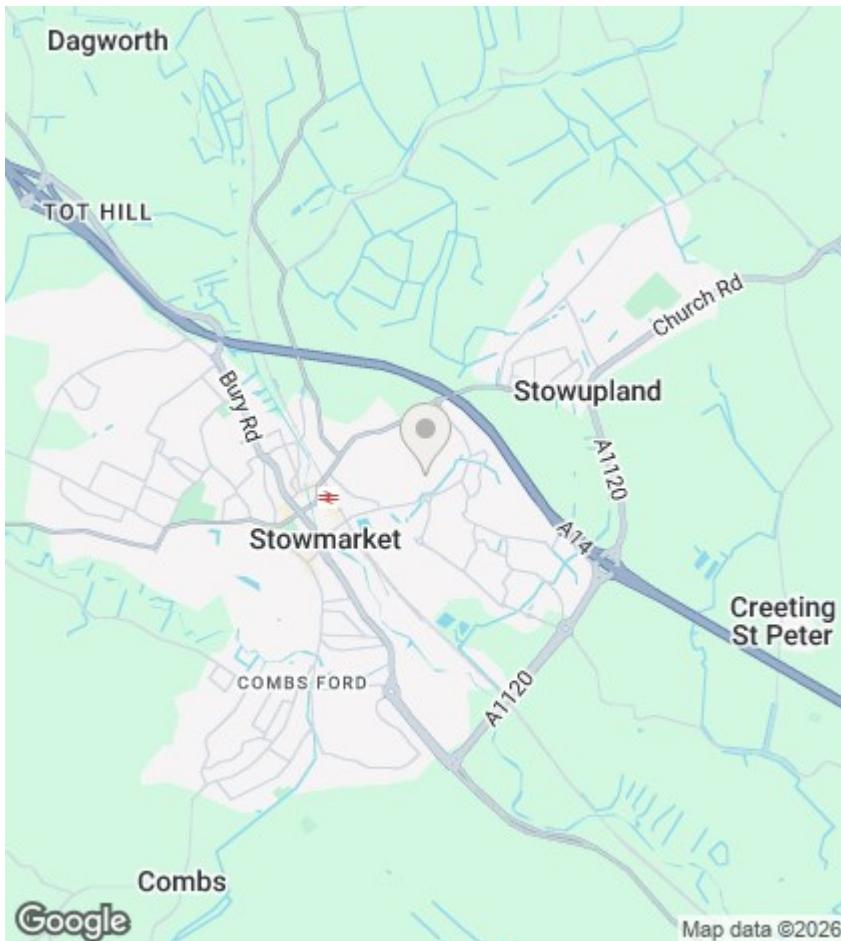
With window to rear, built-in triple wardrobe and radiator.

Bathroom

With bath with mixer tap and shower attachment, low level W/C, pedestal basin, 1/2 tiled walls, vinyl floor and heated towel rail.

Outside

With off road parking for one vehicles and access to a small outside space for a washing line.



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 right onto Gipping Way/A1308 Turn left onto Navigation Approach At the roundabout, take the 1st exit onto Phoenix Way Arrive: Phoenix Way, Stowmarket IP14 5FB, UK

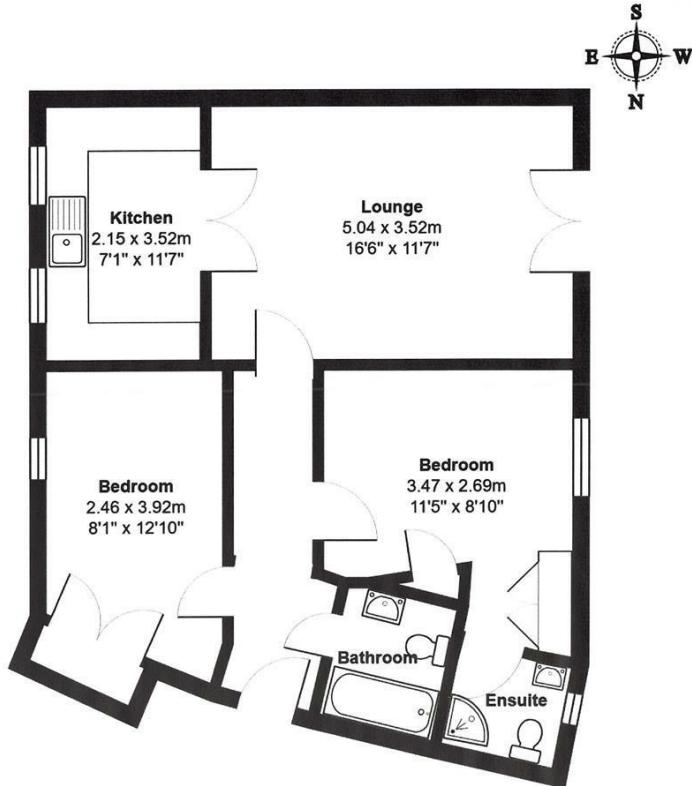
Viewings

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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | |



Total Area: 62.0 m² ... 668 ft²