

# BUCKS

PROPERTY AGENTS



20 Melford Road, Stowmarket, IP14 2PP

Price £250,000

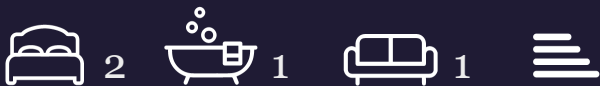
- Two Bedrooms
- Conservatory
- Gas Radiator Central Heating
- No Upward Chain
- In Need Of Modernisation
- Detached Bungalow
- Sealed Unit Double Glazed
- Combi Boiler
- Vacant Possession
- Single Garage and Off Road Parking For One Vehicle



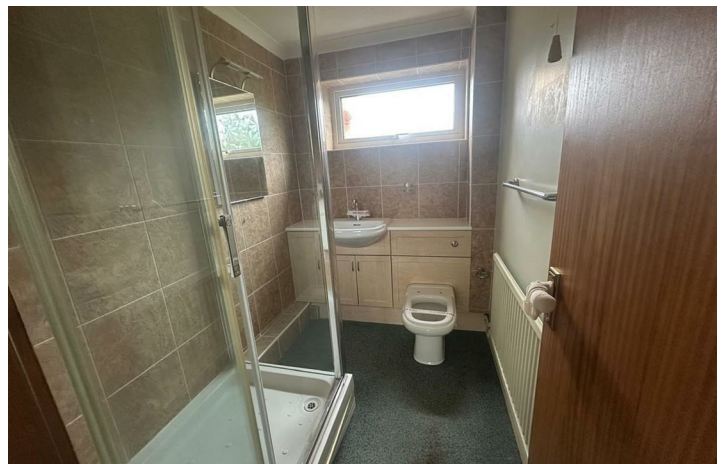
# 20 Melford Road, Stowmarket IP14 2PP

Located on Melford Road in the charming town of Stowmarket, this delightful detached bungalow presents an excellent opportunity for those seeking a project to make their own. With two well-proportioned bedrooms and a spacious reception room that seamlessly combines living and dining areas, this property offers a comfortable and inviting atmosphere. The sitting room features patio doors that lead to a conservatory, providing a lovely space to enjoy the garden views and natural light. The bungalow is equipped with a modern combi boiler, ensuring efficient heating and hot water. Additionally, it boasts a single garage and off-road parking for one vehicle, adding to the convenience of this home. While the property is in need of modernisation, it offers a blank canvas for potential buyers to infuse their personal style and preferences. Importantly, this bungalow is offered with vacant possession and no upward chain, allowing for a smooth and straightforward purchase process.

Whether you are a first-time buyer, a downsizer, or an investor looking for a promising opportunity, this property on Melford Road is well worth considering. Embrace the chance to transform this bungalow into your dream home in a lovely 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.



Council Tax Band: C



### Entrance Porch

With full length window to side.

### Entrance Hall

With shelved airing cupboard housing Combi boiler, built-in cupboard, loft access and radiator.

### Sitting Room/Dining Room

With window to front and patio doors leading to conservatory illuminating the room with natural light, TV point and two radiators.

### Conservatory

With windows all around and door leading to outside ideal for indoor/outdoor entertaining.

### Kitchen

With window to rear, range of high and low units, sink and drainer, tiled splashbacks, space for cooker, plumbing for washing machine and radiator.

### Bedroom One

With window to rear, fitted wardrobes to one wall with glass fronted doors and radiator.

### Bedroom Two

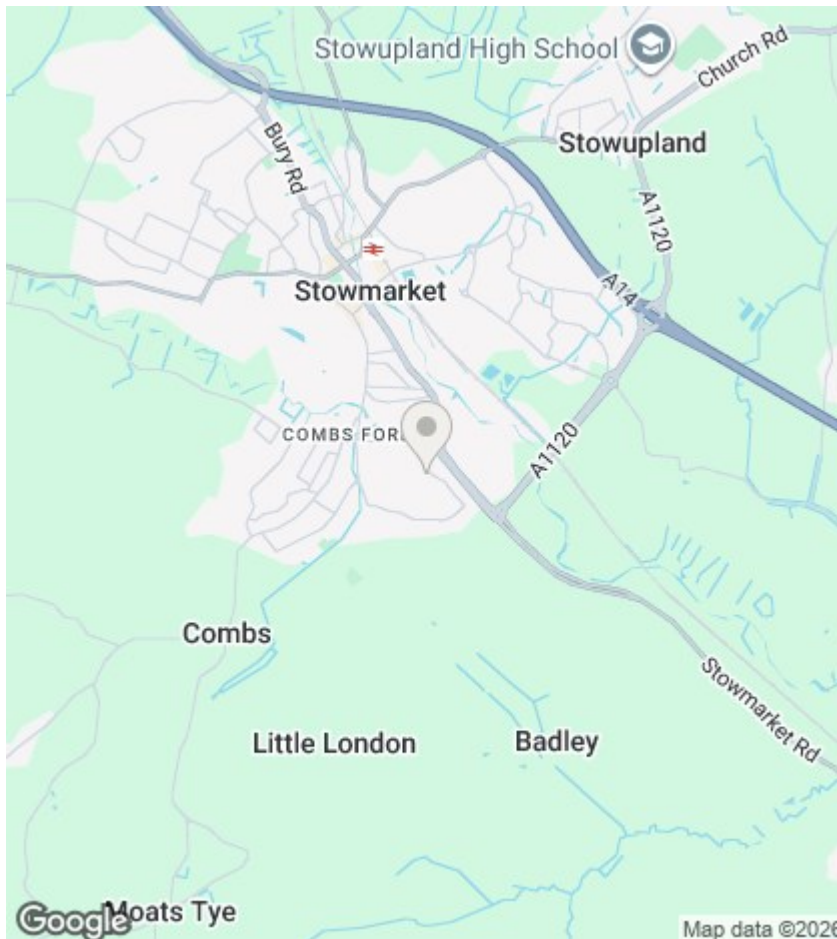
With window to front, fitted wardrobes and radiator.

### Bathroom

With window to rear, double shower cubicle, low level W/C, basin in vanity unit and extensively tiled walls.

### Outside

To the front of the property is a pathway leading to the front door, sloping lawn and sloped driveway providing off road parking for one vehicle additionally leading to a single garage. To the rear of the property with access through a side gate is a rear garden comprising of patio area ideal for outside entertaining, lawn, mature trees and for privacy and seclusion is fenced 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 right onto Gipping Way/A1308 At the roundabout, take the 3rd exit onto Melford Rd Destination will be on the right Arrive: Melford Road, Stowmarket IP14 2PP, UK

## Viewings

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

## EPC Rating:

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