

# BUCKS

PROPERTY AGENTS



47 Kipling Way, Stowmarket, IP14 1TS

Guide Price £170,000

- One Bedroom
- Off Road Parking for One Vehicle
- Electric Heating
- Newly Fitted Kitchen
- Quiet Location
- End of Terrace House
- Sealed Unit Double Glazing
- Open Plan Living/Dining
- Patio Garden
- Vacant Possession and No Upward Chain

# 47 Kipling Way, Stowmarket IP14 1TS

Nestled in the charming area of Kipling Way, Stowmarket, this delightful end of terrace house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property features one well-proportioned bedroom, making it ideal for individuals or couples looking for a cosy home. Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation, with a seamless flow through to the newly fitted kitchen ideal for entertaining guests. The layout is both practical and inviting, ensuring that you feel at home from the moment you step inside. The bathroom is conveniently located, providing essential amenities for your daily routine. One of the standout features of this property is the off-road parking, accommodating one vehicle, which is a valuable asset. Additionally, the patio garden at the rear offers a lovely outdoor space, perfect for enjoying the fresh air or hosting small gatherings. The house is equipped with electric heating, ensuring warmth and comfort throughout the colder months. Its end-of-terrace position provides added privacy and a sense of space, making it a desirable choice for those seeking a peaceful retreat. This house offers vacant possession with no upward chain, providing you with the flexibility to move in hassle free.

Overall, this one-bedroom end of terrace house on Kipling Way is a fantastic opportunity for anyone looking to settle in 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. With its convenient location, practical features, and charming outdoor space, it is sure to appeal to a wide range of potential buyers or renters. Do not miss the chance to make this lovely property your new home.



Council Tax Band: A



### Sitting Room

With window to front and door to outside illuminating the room with natural light, stairs leading to first floor, TV point, laminate flooring and electric heater.

### Kitchen

With window to rear, newly fitted kitchen with a range of high and low units, stainless steel sink and drainer, electric hob with extractor hood and fan, electric oven, space for fridge freezer, plumbing for washing machine and tiled floor.

### Landing on First Floor

With window to side, shelved airing cupboard housing hot water tank, built-in cupboard with hanging rail and loft access.

### Bedroom One

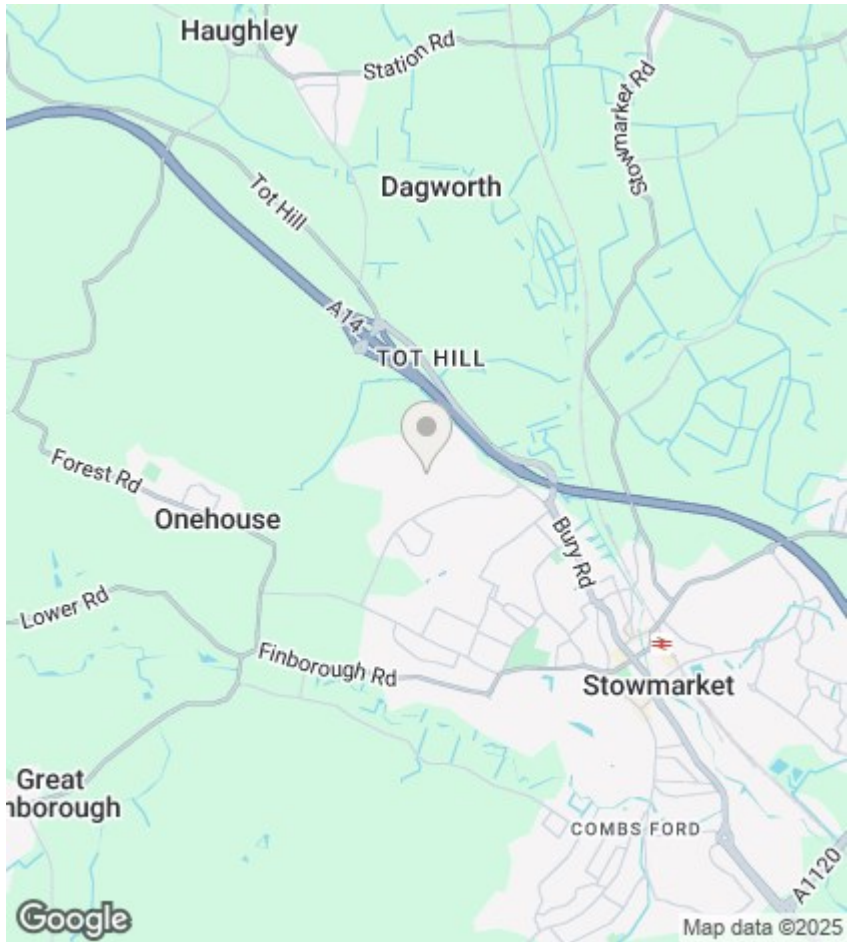
With window to front, built-in cupboard with hanging space and electric heater.

### Bathroom

With window to rear, bath with shower over, low level W/C, pedestal basin, 1/2 tiled walls, vinyl floor and electric wall fan heater.

### Outside

To the front of the property is a pathway leading to the front door, a block paved drive providing off road parking for one vehicle. At the rear a patio garden ideal for outside entertaining and gate providing access at the rear and for privacy and seclusion is fenced all round.



## Directions

Start: 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 Go through 1 roundabout At the roundabout, take the 1st exit onto Bury Rd Slight left towards Chilton Way Slight left onto Chilton Way Turn right onto Kipling Way Destination will be on the left Arrive: Kipling Way, Stowmarket IP14 1TS, UK

## Viewings

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

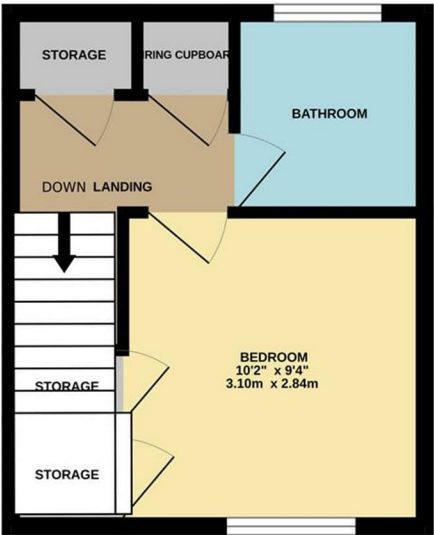
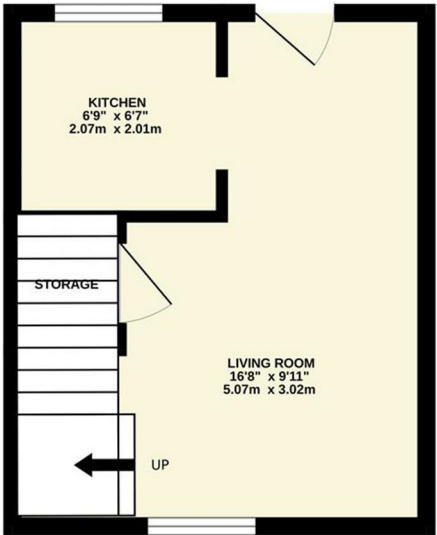
## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 is made as to their availability or efficiency on the day.