

# BUCKS

PROPERTY AGENTS



2 Anvil Way, Combs, Stowmarket, IP14 2FF

£295,000

- DETACHED BUNGALOW
- EN SUITE TO MASTER
- GAS RADIATOR CENTRAL HEATING
- SINGLE GARAGE
- TWO BEDROOMS
- SEALED UNIT DOUBLE GLAZING
- TWO RECEPTION ROOMS
- OFF ROAD PARKING



# 2 Anvil Way, Stowmarket IP14 2FF

Bucks Property Agents are delighted to offer for sale this FIVE YEAR OLD TWO BEDROOM DETACHED BUNGALOW. Immaculately presented and located in a desirable location within Stowmarket itself. The property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, EN SUITE to MASTER BEDROOM, CONSERVATORY, SINGLE GARAGE and OFF ROAD PARKING for two vehicles.

Stowmarket itself offers many amenities including local business, schools, leisure centre, cinema, restaurants, pubs, major supermarkets, Railway Station with main rail links to London Liverpool Street, Bury St Edmunds, Cambridge, Norwich and easy access to the A14 corridor.

The agents would recommend an internal inspection at the earliest opportunity to appreciate this excellent accommodation on offer.

The accommodation on offer is as follows:



Council Tax Band: C



#### **HALLWAY:**

With laminate style flooring, airing cupboard that houses the hot water tank, storage cupboard and radiator.

#### **KITCHEN:**

11'3" x 8'11"

With window to front and door to outside and tiled floor. Range of high and low level units, electric double oven at eye level, electric hob with extractor hood and fan, plumbing for washing machine, sink and drainer, tiled splash backs, integrated fridge freezer and radiator.

#### **SITTING ROOM:**

15'9" x 10'10"

With window to rear, French doors leading to conservatory, TV point, laminate style flooring and two radiators.

#### **CONSERVATORY:**

With surround windows, tiled floor and electric heater.

#### **BEDROOM ONE:**

12'0" x 10'10"

With window to rear, two fitted wardrobes and radiator.

#### **EN SUITE:**

With window to rear, shower in cubicle, hand basin, low level WC, half tiled walls and vinyl style flooring.

#### **BEDROOM TWO:**

9'0" x 9'0"

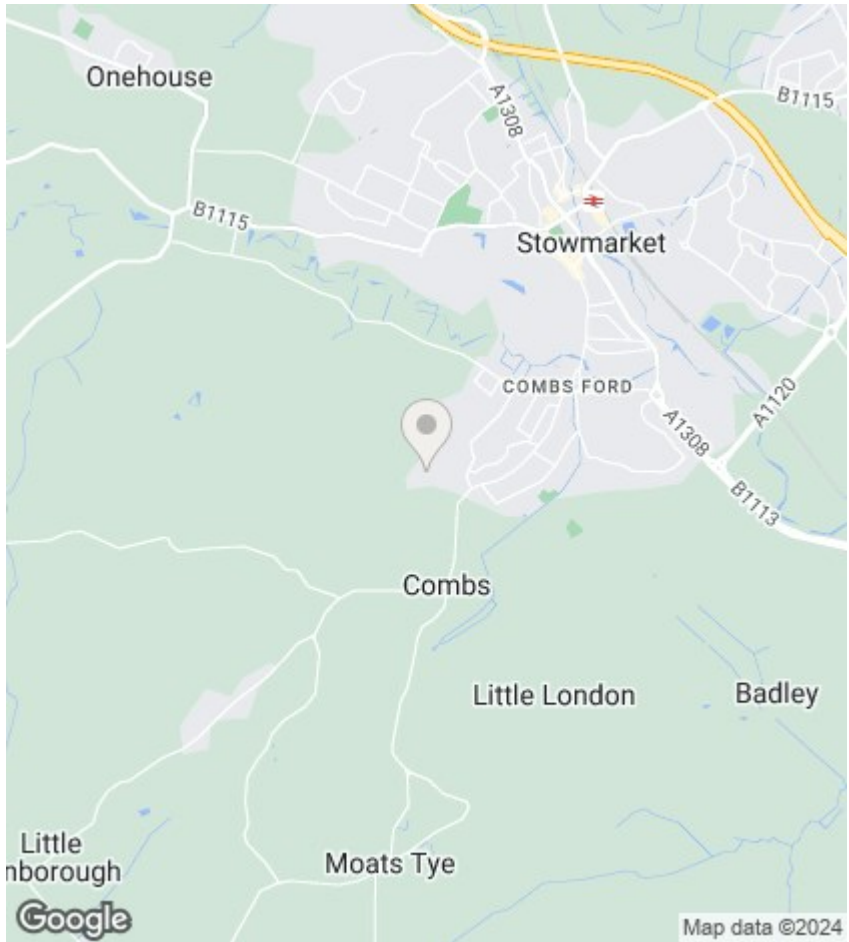
Window to front and radiator.

#### **BATHROOM:**

With window to front, bath with mixer tap, pedestal basin, tiled splash backs, low level WC, heated towel rail and vinyl style flooring.

#### **OUTSIDE:**

To the front of the property is a storm porch, shrub borders, brick wall with further shrubs and slate area. There is a driveway providing off road parking for two vehicles leading to a single garage with up and over doors, power and light connected and personnel door to side. A side gate leads to the rear garden that comprises of lawn, patio, shrub borders, shed, greenhouse which has electric connected and the garden is surrounded by fencing and wall.



## Directions

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 right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd At the roundabout, take the 2nd exit onto Needham Rd At the roundabout, take the 2nd exit onto Combs Ln Turn left onto Edgecomb Rd Turn right onto Farriers Rd Continue onto Coppersmith Turn right onto Anvil Wy./Coppersmith Destination will be on the left

## 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		96
(81-91) B	82	
(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

GROUND FLOOR  
1070 sq.ft. (99.4 sq.m.) approx.



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 as to their operability or efficiency can be given.  
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