



Danescourt Avenue
Stowmarket

£275,000

LACY SCOTT
& KNIGHT

est. 1869

37 Danescourt Avenue

Stowmarket | Suffolk | IP14 1QH

Town Centre 0.5 miles, A14 (J49) 1.7 miles, Ipswich 14 miles

A detached 2/3 bedroom bungalow in a popular residential area close to Stowmarket Town Centre. Some updating required. No onward chain.

Porch | Entrance Hall | Living Room | Dining Room | Kitchen | 2/3 Bedrooms | Bathroom | Garage | Covered Store Area | Gardens

37 Danescourt Avenue

This detached bungalow is believed to have been constructed in the mid 1960s by the then Stowmarket based builders O Seaman & Sons. Originally offered as a 3 bedroom bungalow it now presents as a 2 bedroom dwelling following the amalgamation of two rooms.

Positioned in an established residential area close to the Town Centre, which over the years has been considered one of the most popular parts of the town. The property would benefit from some general updating, and with no onward chain is available with early vacant possession.

Outside

The bungalow has an open plan front garden, which includes established planting, and a stone finish for easy maintenance purposes.



There is a concreted private driveway with off road parking for two cars which also provides access to a single garage which has an up and over vehicle access door and a rear personnel door. At the rear of the garage there is a covered shelter which is used for storage and workshop type use currently.

The rear garden, which is north facing, has a central lawn area, established flower borders around the perimeter of the garden and a generous patio area.

Location

The property is positioned a short walk from the Town

Centre of the western edge, and therefore offers easy access to the nearby facilities which include a range of shops, schooling and leisure facilities.

The A14 dual carriageway which bypasses the town is easily accessible, and the local rail station which is approximately 3/4 mile from the property provides a regular commuter service to London Liverpool Street.

Services

All mains services are connected. Central heating is provided from a gas fired boiler serving radiators.

Local Authority

Mid Suffolk District Council - Council Tax Band C.

Method of Sale

The property is offered for sale by private treaty with vacant possession upon completion.

Directions

To locate the property proceed westward from the Town Centre of Stowmarket on the B1115 Finborough Road, passing the Recreation Ground, and take the left turning into Danescourt Avenue. The property will be found on the left hand side after approximately 300 yards, and shortly before the turning into Viking Road.

Viewing

Strictly by appointment with the Selling Agents Lacy Scott & Knight LLP.



Plans, Areas and Schedules

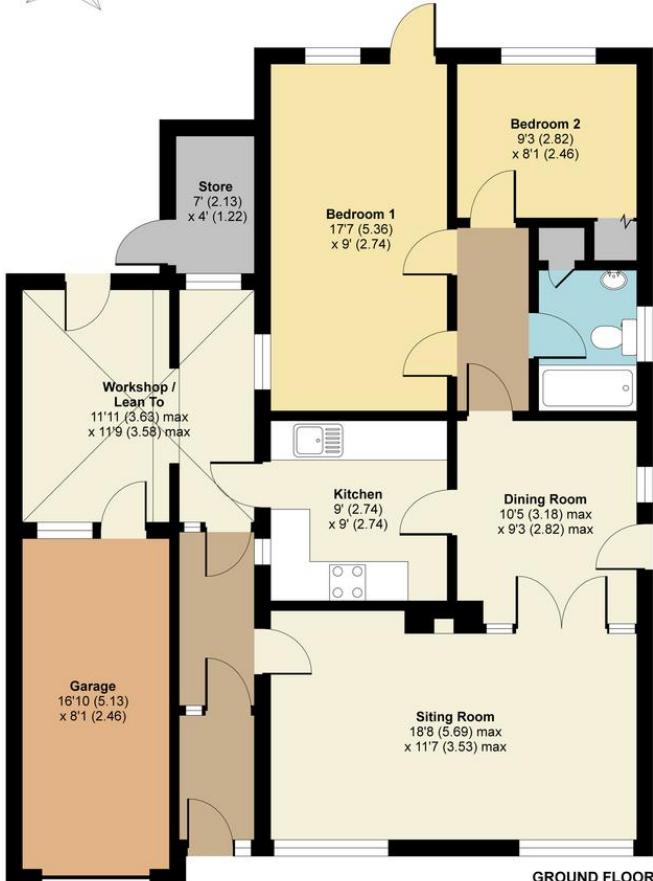
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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- b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- c) No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- d) No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- e) Should any dispute arise as to the boundaries or any pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

Danescourt Avenue, Stowmarket, IP14

Approximate Area = 944 sq ft / 87.69 sq m (includes garage & workshop / lean-to)
 Outbuilding = 28 sq ft / 2.60 sq m
 Total = 972 sq ft / 90.29 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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