



Bury Road | Stowmarket | IP14 1JG

Offers In Excess Of £225,000 Freehold

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Bury Road, Stowmarket, IP14 1JG

CHAIN FREE - A well presented and maintained, two double bedroom Victorian detached house of generous proportions, located in the popular Suffolk market town of Stowmarket betwixt Ipswich and Bury St. Edmonds, convenient to local shops and amenities, bus routes, London mainline train station and the A14. The accommodation comprises; entrance hall, sitting room, dining room, and fitted kitchen with utility room off on the ground floor, landing, two double bedrooms and spacious bathroom on the first floor. To the outside the property is set back from the road by a low maintenance frontage whilst to the rear there is an established garden consisting of mature lawn, patio, and two outbuildings providing an outhouse with WC and a store housing a modern gas fired boiler. The property further benefits from traditional style internal panelled doors, double glazing, gas fired central heating, and there is on road parking available to the front. Early viewing is highly recommended.

COMPOSITE FRONT DOOR TO

ENTRANCE HALL

Radiator, under stairs cupboard, traditional style stripped panelled doors to kitchen, sitting room and dining room, stairs with traditional style bannister rising to first floor.

KITCHEN

10' x 8' 1" approx. (3.05m x 2.46m) Double glazed window to side, radiator, range of fitted cupboard and drawer units, granite effect worktops, inset sink drainer unit, built-in electric oven and grill, inset four-ring electric hob, space for fridge-freezer, tiled floor, opening trough to utility room, double glazed door to side opening to garden.

UTILITY ROOM

5' 1" x 4' 6" approx. (1.55m x 1.37m) Double glazed window to side, granite effect worktop, under counter space and plumbing for washing machine.

SITTING ROOM

11' 11" x 11' 10" approx. (3.63m x 3.61m) Double glazed window to front, radiator, feature chimney recess.



Ground Floor
Approx. 44.6 sq. metres (479.9 sq. feet)



First Floor
Approx. 42.3 sq. metres (455.7 sq. feet)



Total area: approx. 86.9 sq. metres (935.6 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

DINING ROOM

11' 2" x 11' 1" approx. (3.4m x 3.38m) Double glazed window to rear, radiator.

STAIRS RISING TO FIRST FLOOR

LANDING

Radiator, loft access, traditional style stripped panelled doors to bedrooms and bathroom.

BEDROOM ONE

15' 11" x 11' 11" approx. (4.85m x 3.63m) Two double glazed windows to front, radiator.

BEDROOM TWO

11' 5" x 11' 1" approx. (3.48m x 3.38m) Double glazed window to rear, radiator.

BATHROOM

9' 1" x 7' 1" approx. (2.77m x 2.16m) Double glazed window to side, radiator, built-in storage cupboard, panelled bath, pedestal hand-wash basin, low level WC.

OUTSIDE

The property is set back from the road by a low maintenance walled and gated frontage. A side footpath provides gated access to the rear garden which consists of mature lawn, patio and adjoining brick outbuildings, one of which is an outhouse with WC, and the other a store which houses a modern wall mounted gas fired boiler, all enclosed by fencing to boundaries.

MID SUFFOLK DISTRICT COUNCIL

Tax band C - Approximately £1,610.60 PA (2022-2023).

NEARBY SCHOOLS

Chilton Primary and Stowmarket High.

Energy performance certificate (EPC)

Bury Road STOWMARKET IP14 1JG	Energy rating D	Valid until: 15 January 2029 Certificate number: 9458-4018-6219-6611-7914
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Property type	Detached house
Total floor area	87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



**VIEWING STRICTLY BY APPOINTMENT
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