



5 Ford View Road | Stowmarket | Suffolk | IP14 2BW

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PROPERTIES

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5 Ford View Road, Stowmarket, Suffolk, IP14 2BW

“A superb opportunity to acquire this one bedroom, semi-detached bungalow with proportionate front & rear gardens & being offered with no chain beyond”.

Description

An exciting opportunity to acquire this one bedroom semi-detached bungalow ideally located for both Stowmarket town centre and Combs Ford and being offered with the added bonus of no onward chain.

Notable benefits include proportionate front and rear gardens and potential to extend subject to the relevant planning consents.

About the Area

Stowmarket is a popular market town located in the heart of Suffolk and offers a good selection of shops, amenities and facilities. There is a mainline rail station in Stowmarket offering a service to London's Liverpool Street Station with an approximate journey time of 80 minutes and ideal access onto the A14 linking to Bury St Edmunds approximately 13 miles and on up to Cambridge and the Midlands. Whilst in the other direction the A14 leads to Ipswich, approximately 14 miles

The accommodation in more detail comprises:

Part-glazed front door to:

Entrance Hall

Door to cupboard housing the gas-fired boiler, door to storage cupboard, frosted window to side aspect and door to:

Inner Hallway

Access to loft and doors to:

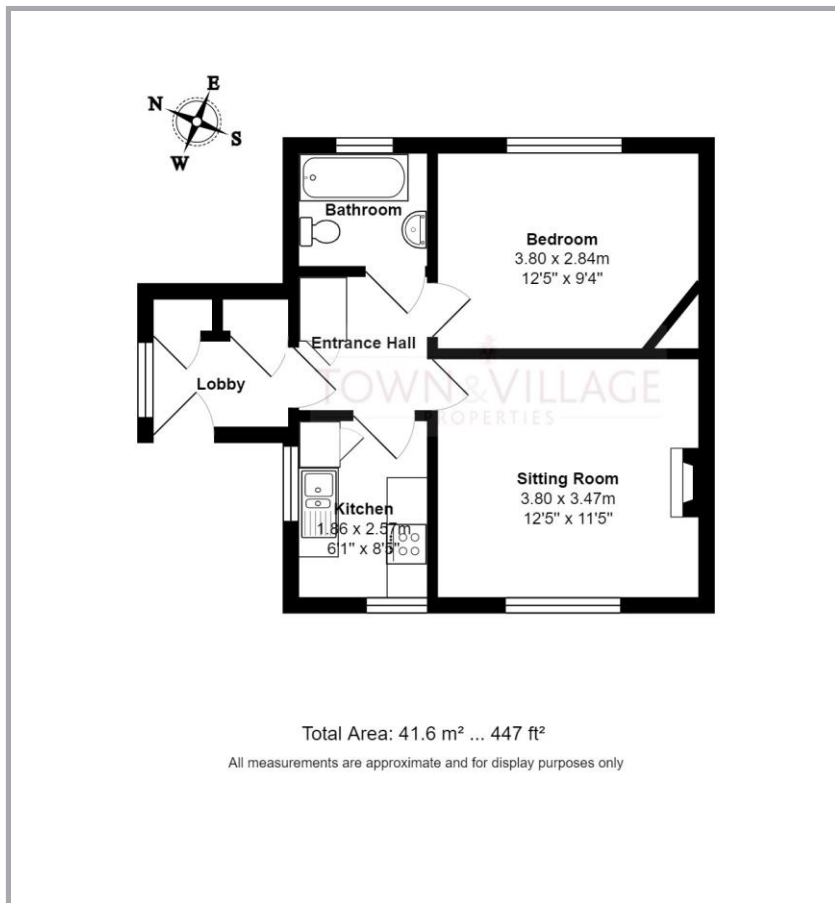
Kitchen Approx 2.57m x 1.86m (8'5x6'1)

Fitted with a range of wall and base units with worktops over and inset with stainless steel one and a half bowl sink unit with chrome mixer tap over. Space for cooker, washing machine and fridge/freezer. Window to both front and side aspect, door to larder cupboard, partly tiled walls and tiled flooring.

Sitting Room Approx 3.8m x 3.47m (12'5 x 11'5)

Window to front aspect and feature inset.





Bedroom Approx 3.8m x 2.84m (12'5 x 9'4)

Window to rear aspect.

Bathroom

White suite comprising panelled bath with shower attachment over, pedestal hand wash basin, w.c, tiled walls, extractor and frosted window to rear aspect.

Outside

The front garden is accessed via a pedestrian gate and incorporates an area laid to lawn along with established shrub borders. A side pathway leads to the rear garden which is predominately laid to lawn with flower and shrub borders and useful storage shed. The boundaries are defined for the most part by panel fencing.

Local Authority

Mid Suffolk District Council

Council Tax Band A

Services

Mains water, drainage and electricity. Gas-fired heating.



Disclaimer

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Energy performance certificate (EPC)

5 Ford View Road STOWMARKET IP14 2BN	Energy rating D	Valid until: 6 October 2034
		Certificate number: 2190-5000-1040-2197-3901

Property type: Semi-detached bungalow
Total floor area: 42 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 rating and score

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

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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