



Offers Over £190,000  
27 Harrier Way, Stowmarket, Suffolk, IP14 5FQ

Bucks Property Agents are pleased to offer for sale this modern two bedroomed terraced home situated on the popular Cedars Park development and is within close proximity of the local Primary School. The property offers ideal first time buyer or investment buyer accommodation alike. The property boasts gas central heating, sealed unit double glazed windows, allotted off road car parking space directly in front of the property, generous garden, two bedrooms, ground floor cloakroom all in this popular location on the outskirts of Stowmarket.

**The accommodation on offer is as follows:**

**ENTRANCE HALL:**

With Amtico style flooring, radiator, thermostat for central heating and stairs to first floor.

**SITTING ROOM:**

With Adam style fireplace, Amtico style flooring, two radiators, TV and telephone point, cupboard under the stairs and French Doors/patio doors to outside.

**CLOAKROOM:**

With low level WC, hand basin, radiator and tiled splash backs.

**KITCHEN:**

With range of high and low level units, incorporating oven, hob and hood, plumbing for washing machine and dishwasher, gas boiler providing domestic hot water and central heating, window to front and Amtico style flooring.

**ON THE FIRST FLOOR:**

**LANDING:**

With loft access.

**BEDROOM 1:**

With radiator, window to rear, single fitted cupboard, TV point and telephone point.

**BEDROOM 2:**

With radiator, window to front, cupboard over the stairs and fitted cupboard/wardrobe which has been installed and is of a Sharps construction.

**BATHROOM:**

With suite comprising low level WC, pedestal hand basin, panel bath with mixer tap and shower attachments, radiator, extractor fan and tiled splash backs.

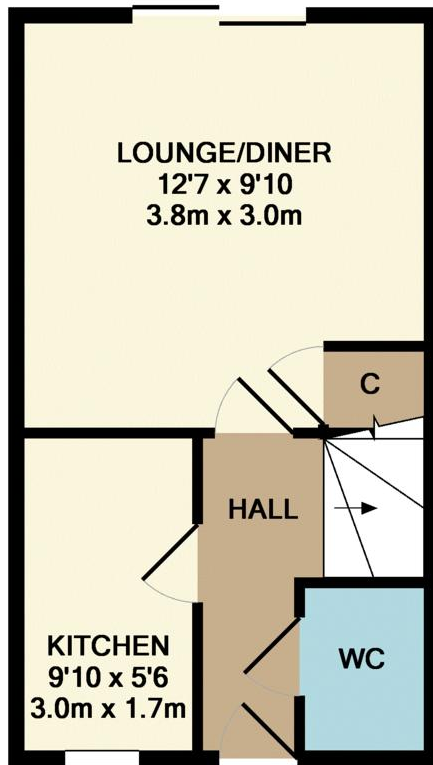
**OUTSIDE:**

There is a small garden to the front of the property, the main gardens are to the rear and incorporate a large decking area, two garden sheds, one with power and light connected and is used as a summer house style area. The rear gardens need some cultivation and there is some astro turf, and is fenced and hedged and access is via a gate from the rear .

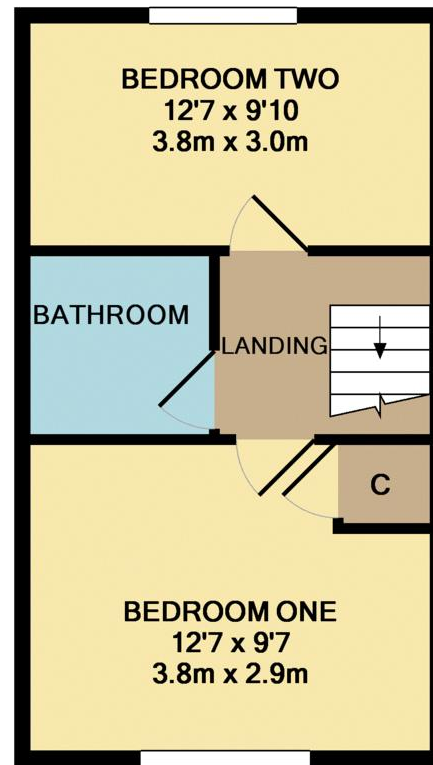
**DIRECTIONS:**

**Head north towards Tavern Street/B1115, turn right at the 1st cross street onto Station Road W/B1115, Turn right onto Gipping Way/A1308, turn left onto Navigation Approach. At the roundabout take the 2nd exit onto Mortimer Road, turn right onto Tern Road, turn left onto Harrier Way where the property will be found on the left.**

## FLOORPLANS



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

**ALL MEASUREMENTS ARE APPROXIMATE**



# PHOTOGRAPHS

