



£230,000

41 Phoenix Way, Stowmarket, Suffolk, IP14 5FB

We are pleased to offer for sale these **THREE bedrooms THREE STOREY** town house designed family home situated close to Stowmarket. The property boasts gas central heating, sealed unit doubler glazed windows, and **EN SUITE** facilities to the master bedroom. There is also an impressive first floor sitting room with double windows overlooking the rear aspect. There are **LANDSCAPED GARDENS** and a **SINGLE GARAGE** located conveniently to the rear **WITH A CAR PARKING SPACE**.

The property is to be sold with **VACANT POSSESSION** and **NO ONWARD CHAIN**.

Viewing is strictly with the above agents.

The accommodation on offer is as follows:

ENTRANCE HALL:

With radiator, stairs to the first floor and telephone point.

CLOAKROOM:

With low level WC, hand basin, window to the front, tiled splashbacks, radiator and high level cupboard housing gas boiler providing domestic hot water & central heating.

KITCHEN/ BREAKFAST AREA:

(Can be used as a separate sitting room if required)

With range of high & low level units with integrated oven, hob & hood, dishwasher, washing machine, fridge freezer, matching splash backs to work surfaces, tiled splashbacks, peninsular style breakfast bar and leading to a light and airy breakfast area or sitting area with French doors to the outside, radiator and TV point.

ON THE FIRST FLOOR LANDING:

With radiator and stairs leading to the second floor.

SITTING ROOM:

With two windows to the rear aspect, two radiators, TV point, telephone point.

BEDROOM 1:

With radiator, Juliette balcony with French doors leading to the front, TV point, telephone point and door leading to

EN SUITE:

With low level WC, hand basin, shower in separate cubicle, extractor fan, tiled splashbacks, and towel rail.

ON THE SECOND FLOOR:

With shelved airing cupboard with lagged hot water cylinder,

BEDROOM 2:

With radiator, two double fitted wardrobes, TV point, telephone point and window to the front.

BEDROOM 3:

With radiator, window to the rear and TV point.

FAMILY BATHROOM:

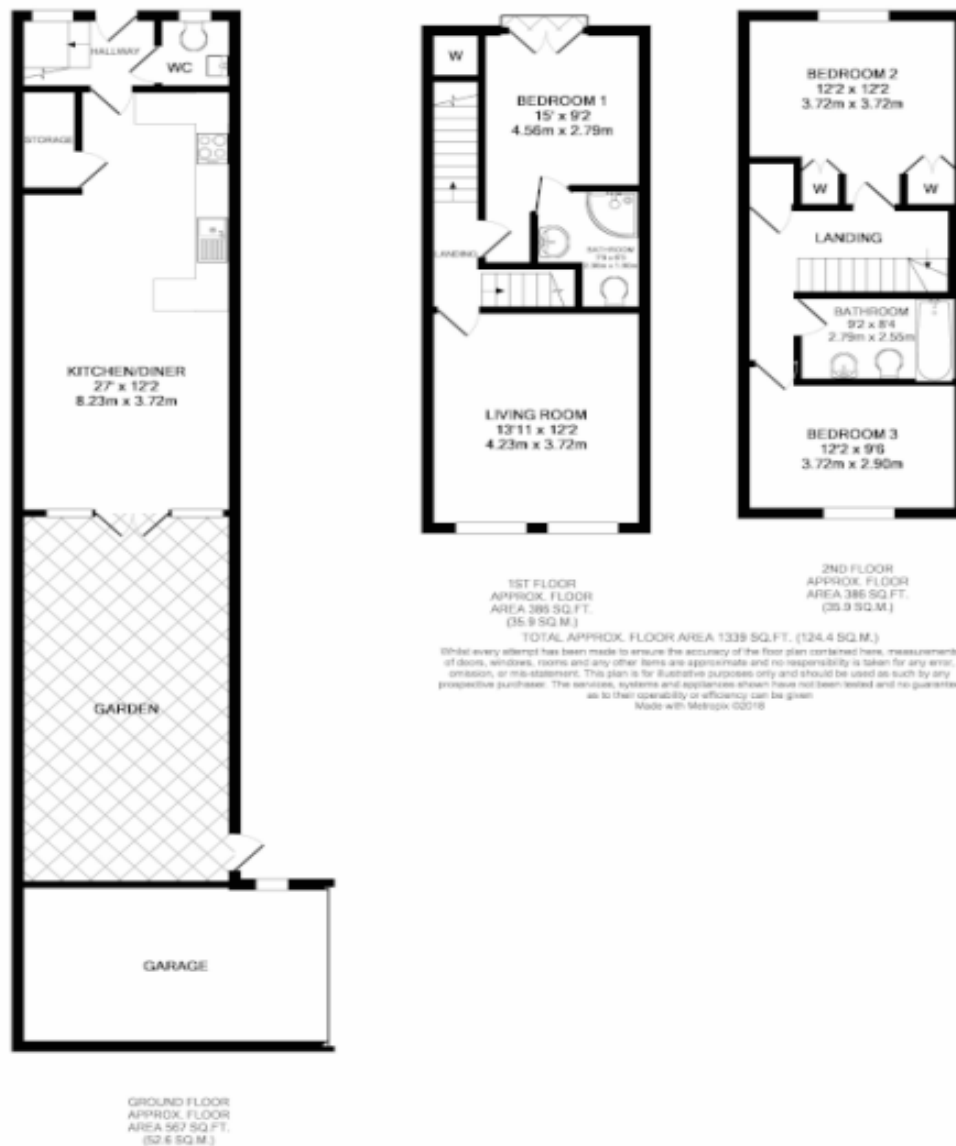
With suite comprising low level WC, pedestal hand basin, panelled bath with mixer tap & shower attachments, tiled splashbacks, radiator and extractor fan.

OUTSIDE:

To the front of the property is a small garden giving access to the front door. The rear garden has been landscaped for easy maintenance with shale & a central pathway. This gives access to the SINGLE GARAGE with up & over door, power & light connected and a car parking space. There is also a side gate giving access to the side.

Agents note: Viewing is strictly by appointment with the above agents.

FLOORPLANS



THE PROPERTY MISDESCRIPTIONS ACT 1991

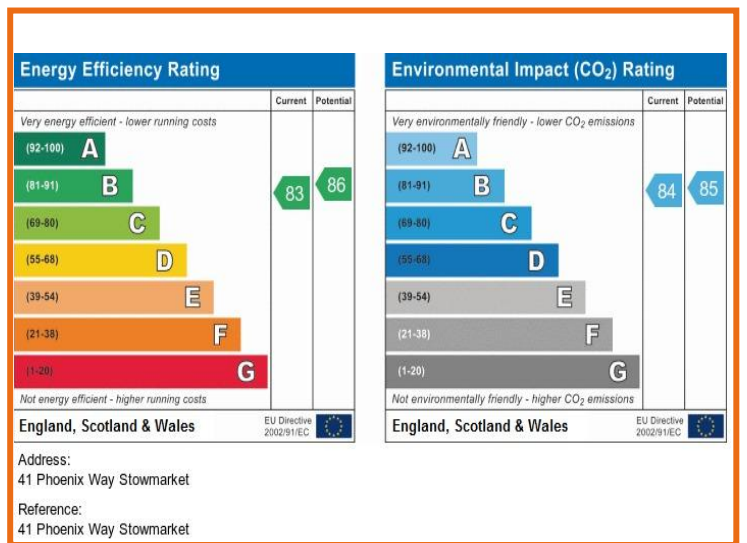
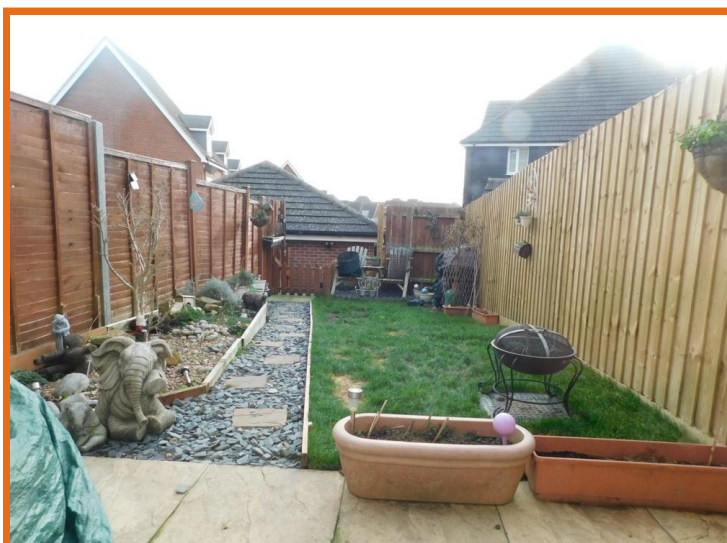
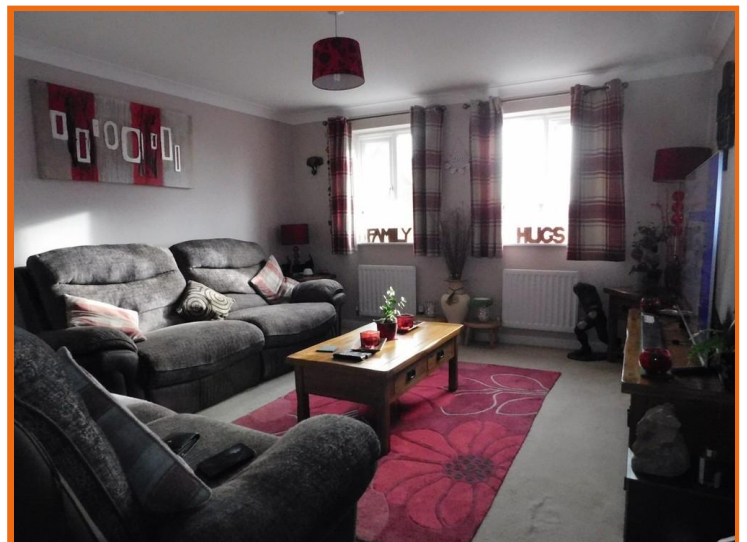
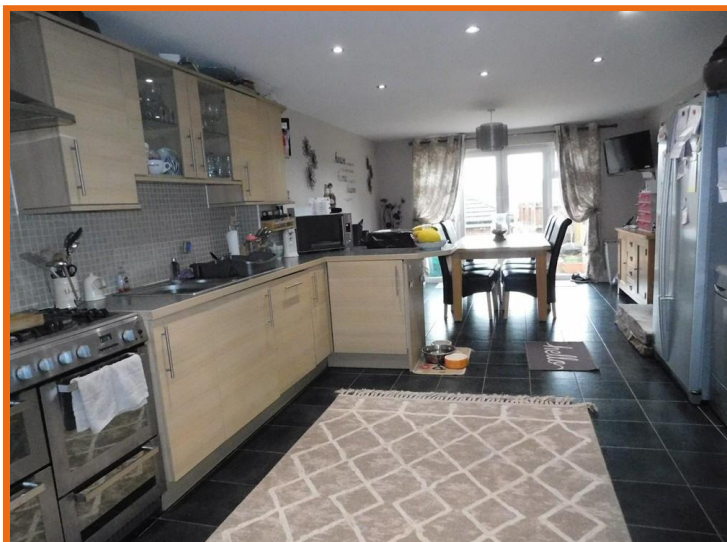
The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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

BUCKS
PROPERTY AGENTS



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