



£250,000

5 Birch Avenue, Bacton, Stowmarket, IP14 4NT

Bucks Property Agents are pleased to offer to the market this 3 BED SEMI-DETACHED PROPERTY situated in the POPULAR VILLAGE OF BACTON. This property has VACANT POSSESSION and NO UPWARD CHAIN. The property itself boasts SUDG, ORCH and 3 RECEPTION ROOMS, one which could be used as a fourth bedroom. The property also affords a DOUBLE GARAGE/WORKSHOP and there is also the benefit of 3 PARKING SPACES. Bacton itself is a sought after village with amenities such as a village shop, pub, church and primary school. The above agents would recommend an internal inspection at the earliest opportunity, to appreciate this accommodation on offer.

The accommodation on offer is as follows:

HALLWAY:

With laminate style flooring and radiator.

KITCHEN

With range of high and low level units, window to front, range cooker, wooden worktops, sink and drainer, laminate style flooring and plumbing for washing machine.

DINING ROOM/ BEDROOM 4:

With window to front, radiator, under stairs cupboard and laminate style flooring.

UTILITY ROOM:

With laminate style flooring, radiator, window to side, sink and drainer, door to outside, wall hung boiler, tiled splashbacks and worktops.

WETROOM:

With window to side, WC, sink, shower and radiator.

SITTING ROOM:

With laminate style flooring, radiator, TV point, telephone point and wood burner in wooden surround.

CONSERVATORY:

With laminate style flooring and doors to outside.

FIRST FLOOR LANDING:

With laminate style flooring, loft access and airing cupboard that houses the hot water cylinder.

BEDROOM 1:

With fitted wardrobes that have sliding glass doors, window to rear and radiator.

BEDROOM 2:

With window to front, radiator and fitted wardrobe.

BEDROOM 3:

With window to front and radiator.

BATHROOM:

With window to rear, vinyl style flooring, bath with shower over, low level WC, sink in vanity unit and tiled splashbacks.

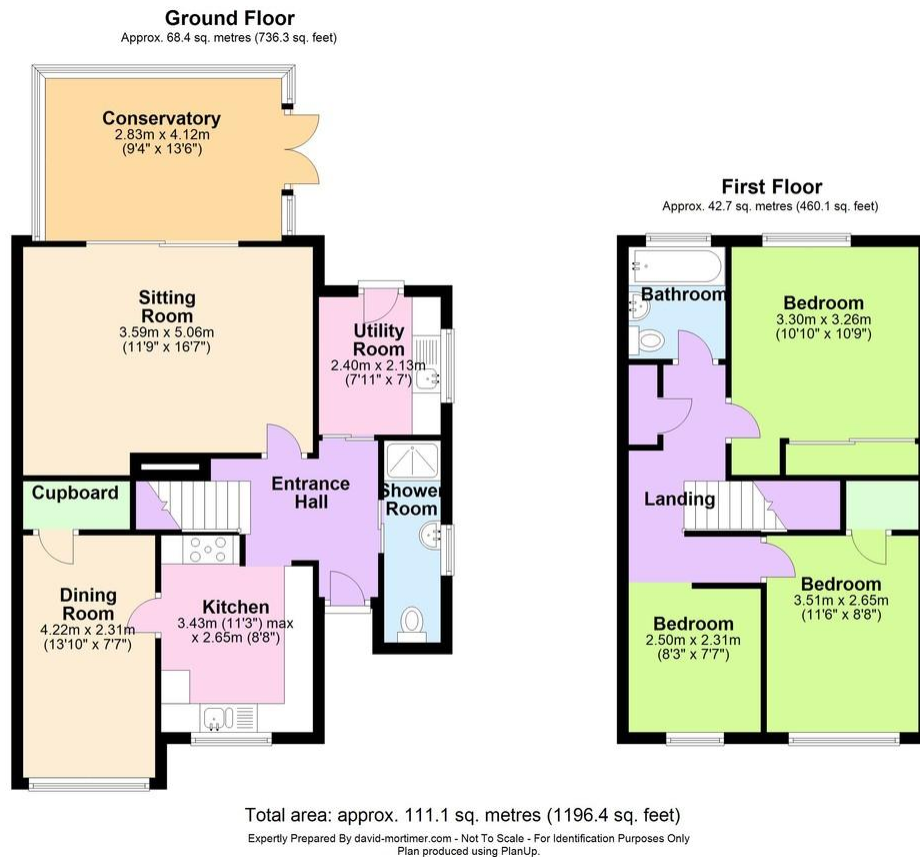
OUTSIDE:

To the front of the property is a gravel drive way, providing parking for 3 vehicles with a small fence. A side gate gives access to the rear garden, which comprises of lawn, pathway, shed and is fenced all around. As previously mentioned, there is a double garage/workshop with opening doors, power and light connected and side door to garden.

DIRECTIONS:

Head East on Tavern St/ B1115 towards Bury St. Continue to follow B1115. At the roundabout, take the 1st exit onto Newton Rd/ B1113. Continue to follow B1113. Turn left onto Pound Hill. Turn left onto Birch Avenue. Destination will be on the left.

FLOORPLANS



THE PROPERTY MISDESCRIPTIONS ACT 1991

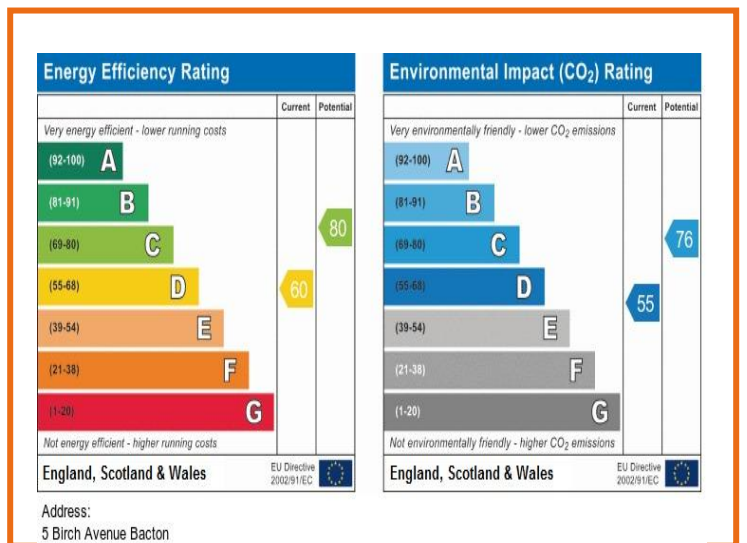
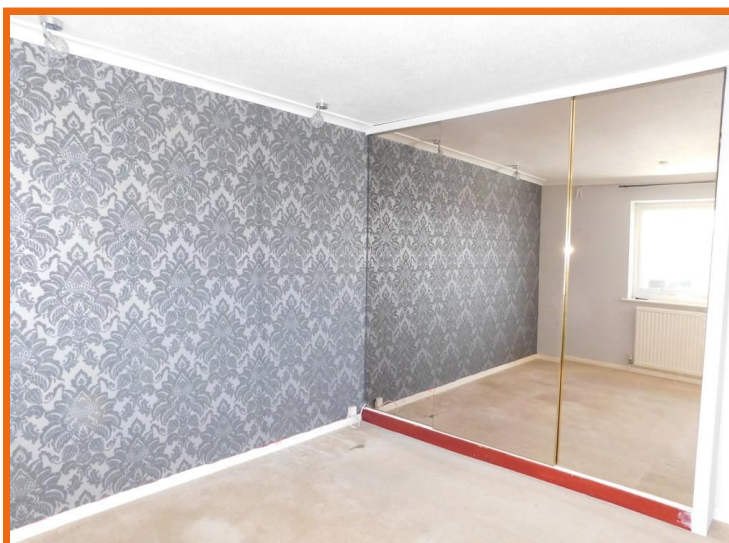
The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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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