



Asking Price Of £220,000
45 Gardeners Road, Debenham, Stowmarket, IP14 6QY

Bucks Property Agents are pleased to offer this 2/3 BEDROOM PROPERTY with VACANT POSSESSION and NO UPWARD CHAIN. This property is situated in the POPULAR VILLAGE OF DEBENHAM which benefits from MANY AMENITIES, including sought after high school, leisure centre, pubs and shops. The property also affords SUDG, 2 RECEPTION ROOMS, OFF ROAD PARKING and GARDENS TO THE FRONT AND REAR. Please note that any services, heating system or appliances, have not been tested and no warranty can be given or implied as to their working order. The agents would recommend an internal inspection at the earliest opportunity to appreciate the accommodation on offer.

The accommodation on offer is as follows:

HALLWAY:

With radiator and understairs cupboard.

UTILITY:

With tiled flooring, plumbing for washing machine and window to side.

KITCHEN:

With range of high and low level units, tiled flooring, sink and drainer, radiator, electric oven, hob, extractor hood and window to rear.

SITTING ROOM:

With laminate style flooring, radiator, storage cupboard, window to rear and door to outside.

DINING ROOM/ BEDROOM 3:

With radiator and window to front.

On the first floor:

LANDING:

With airing cupboard, hot water tank, loft access and window to side.

BEDROOM 1:

With window to front and radiator.

BEDROOM 2:

With fitted wardrobes, radiator and window to rear.

BATHROOM:

With bath and shower over, low level WC, pedestal sink, full tiling, heated towel rail and window to side.

OUTSIDE:

The front gardens are laid to lawn with a driveway, providing off road parking. The rear gardens comprise of lawn, shrub borders, trees and is fenced all around.

DIRECTIONS:

Head East on Tavern Street B1115 towards Bury St Edmunds. At roundabout take the 2nd exit on to Stowupland Road B1115. Go over 1 roundabout. Turn left on to Church Road A1120, continue straight then turn right. Turn right on to A140, then turn left. Continue straight then turn left. Continue on to Low Road Drive to Gardeners Road. Turn left on to Gardeners Road where the property can be found marked by a Bucks for sale board.

FLOORPLANS



GROUND FLOOR
APPROX. FLOOR
AREA 426 SQ. FT.
(39.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 267 SQ. FT.
(24.8 SQ. M.)

TOTAL APPROX. FLOOR AREA 692 SQ. FT. (64.3 SQ. M.)

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.
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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



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