



Offers In Excess Of £210,000  
61 St. Edmunds Road, Stowmarket, Suffolk, IP14 1NX

BUCKS Property Agents is pleased to offer to the market this TWO BEDROOM SEMI DETACHED BUNGALOW, which is in need of some modernisation and is offered to the market with NO UPWARD CHAIN and VACANT POSSESSION. The property itself is SITUATED IN A POPULAR AREA OF STOWMARKET and boasts SUDG, gas radiator central heating, TWO DOUBLE BEDROOMS, GOOD SIZE REAR GARDEN and PARKING FOR 2 VEHICLES. The above property is an excellent purchase opportunity.

The agents would recommend an internal inspection at the earliest opportunity to appreciate the spacious accommodation on offer.

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

**ENTRANCE PORCH:**

With glazed door into:

**ENTRANCE HALLWAY:**

With radiator.

**KITCHEN:**

With range of high and low level units, window to front, window to rear, tiled flooring, sink and drainer, plumbing for washing machine, gas hob and electric oven, tiled splashbacks and door to outside.

**SITTING ROOM/ DINER:**

With TV and telephone point, window to front, radiator and archway leading to:

**DINING AREA:**

With radiator, airing cupboard which houses combi boiler and patio doors to rear.

**BEDROOM 1:**

With window to rear and radiator.

**BEDROOM 2:**

With window to front and radiator.

**BATHROOM:**

With double shower cubicle, low level WC, pedestal sink, heated towel rail, radiator, vinyl style flooring, tiled splashbacks and window to rear.

**OUTSIDE:**

The front of the property is laid to lawn with shingle borders, shrubs and driveway providing parking for 2 vehicles. A shared pathway leads to the rear, with a gate providing access to the rear garden. The rear garden comprises of patio, lawn, shrub borders, 3 sheds, 2 with power and light connected and fencing all around.

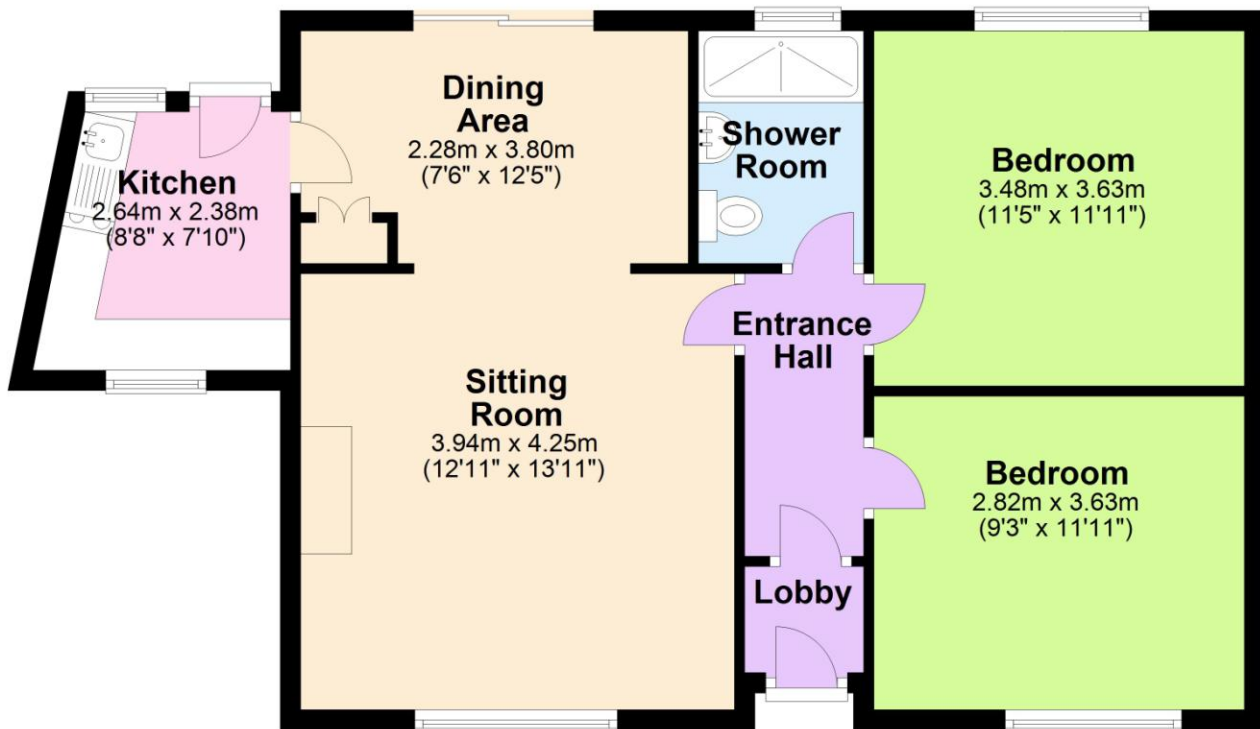
**DIRECTIONS:**

**At Station Road West turn left on to Gipping Way A1308. Go over one roundabout. Turn left on to St Edmunds Road. Arrive at St Edmunds Road where the property can be found marked by a Bucks for sale board.**

## FLOORPLANS

### Ground Floor

Approx. 67.0 sq. metres (721.1 sq. feet)



Total area: approx. 67.0 sq. metres (721.1 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

### THE PROPERTY MISDESCRIPTIIONS 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.

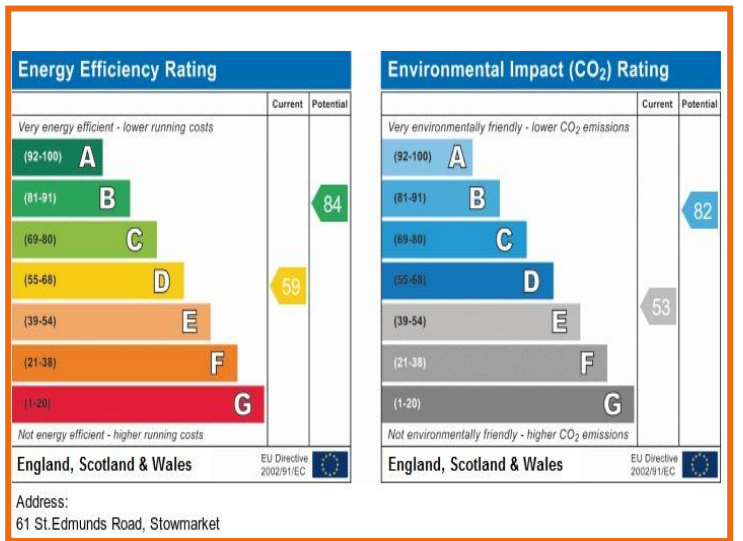
References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

**ALL MEASUREMENTS ARE APPROXIMATE**



# PHOTOGRAPHS

**BUCKS**  
PROPERTY AGENTS



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