



Offers Over £200,000
50 Woodward Avenue, Bacton, Stowmarket, IP14 4LS

BUCKS Property Agents are pleased to offer for sale this 2 BEDROOM SEMI-DETACHED PROPERTY. Built in the 1980's this property boasts SUDG, GOOD SIZE KITCHEN DINING ROOM, TWO DOUBLE BEDROOMS, SINGLE GARAGE, OFF ROAD PARKING and FAR REACHING REAR VIEWS OVER FIELDS. The property is located in the POPULAR VILLAGE OF BACTON. Bacton itself is a well sourced village and has amenities including shops, a school, pubs and local businesses.

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

The accommodation on offer is as follows:

ENTRANCE PORCH:

With storage cupboard and parquet flooring.

SITTING ROOM:

With window to front, storage heater, TV point and telephone point.

KITCHEN DINER:

With under stairs cupboard, which houses the hot water tank, range of high and low level units, sink and drainer, Vinyl style flooring, window to rear, door to outside, plumbing for washing machine, storage heater, space for cooker and tiled splashbacks.

FIRST FLOOR LANDING:

With loft access.

BEDROOM ONE:

With window to front, storage heater and built in wardrobe.

BEDROOM TWO:

With window to rear and panel heater.

BATHROOM:

With window to rear, low level WC, pedestal sink, bath, wall hung heater and tiled splashbacks.

OUTSIDE:

The property affords a single garage with up and over door power and light connected, off road parking for one vehicle and a personal door to the rear garden. There is also a gate leading to the rear garden, which offers privacy and seclusion and has far reaching views over fields. The rear garden comprises lawn, shrub borders and a pathway with steps leading to the back door. The garden is fenced and walled all around.

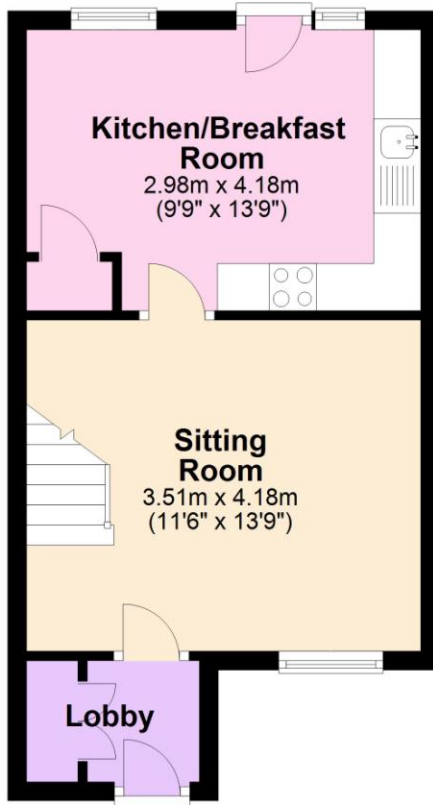
DIRECTIONS:

Head north on Market Pl towards Tavern St/B1115. Turn right at the 1st cross street onto Station Rd W/B1115. 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 right onto Woodward Ave. The property is marked by a Bucks For Sale board.

FLOORPLANS

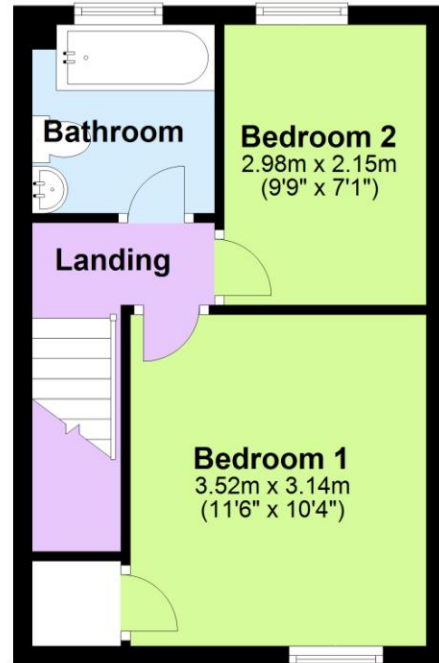
Ground Floor

Approx. 30.1 sq. metres (324.4 sq. feet)



First Floor

Approx. 27.6 sq. metres (297.0 sq. feet)



Total area: approx. 57.7 sq. metres (621.4 sq. feet)

Mortimer EPC
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 Ltd
5 Market Place, Stowmarket, Suffolk. IP14 1DT
E-mail: info@buckspropertyagents.com
Web: buckspropertyagents.com
Tel 01449 614700