



£200,000

12 Nightingale Close, Stowmarket, Suffolk, IP14 5QS

BUCKS Property Agents are pleased to offer for sale this TWO BEDROOM SEMI DETACHED Property situated on the ever popular Cedars Park development. The property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, TWO DOUBLE BEDROOMS AND OFF ROAD PARKING FOR 3 VEHICLES.

Stowmarket itself offers main line rail to London Liverpool Street and offers many amenities such as shops, cinema and businesses.

The agents recommend an internal inspection at the earliest convenience to appreciate the property on offer.

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

**ENTRANCE HALL:**

With solid oak flooring and radiator.

**KITCHEN:**

With range of high & low level units with combi boiler housed in cupboard, window to the front, gas hob with electric oven, tiled splashbacks, plumbing for washing machine, sink with drainer, extractor hood and fan and space for fridge freezer.

**WC:**

With low level WC, pedestal sink, radiator and solid oak flooring.

**SITTING ROOM:**

With solid oak flooring, patio doors to the rear, TV point, two radiators and under stairs cupboard.

**ON THE FIRST FLOOR LANDING:**

With loft access, ladder and is fully boarded.

**BEDROOM 1:**

With window to the rear, fitted triple wardrobes with sliding doors, TV point and radiator.

**BEDROOM 2:**

With window to the front, radiator and storage cupboard which is shelved.

**BATHROOM:**

With bath with shower over, low level WC, pedestal hand basin, shaver point, radiator and tiled splash backs.

**OUTSIDE:**

To the front of the property are parking spaces for three vehicles with steps leading to the front door.

The rear garden has patio, steps to split level lawn, shed and is fenced all around. There is a gate to the rear providing access.

**DIRECTIONS:**

**Head east on Tavern St/B1115 towards Bury St. Continue to follow B1115, Turn right onto Gipping Way/A1308 Turn left onto Navigation Approach, At the roundabout, take the 2nd exit onto Mortimer Rd Turn right onto Creeping Rd, Turn right onto Swift Drive, Continue onto Kestrel Drive, Turn right onto Nightingale Cl Turn left to stay on Nightingale Close, Turn right to stay on Nightingale Close. The property can be found on the right hand side.**

**FLOORPLANS**  
**To be inserted with EPC**

**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.

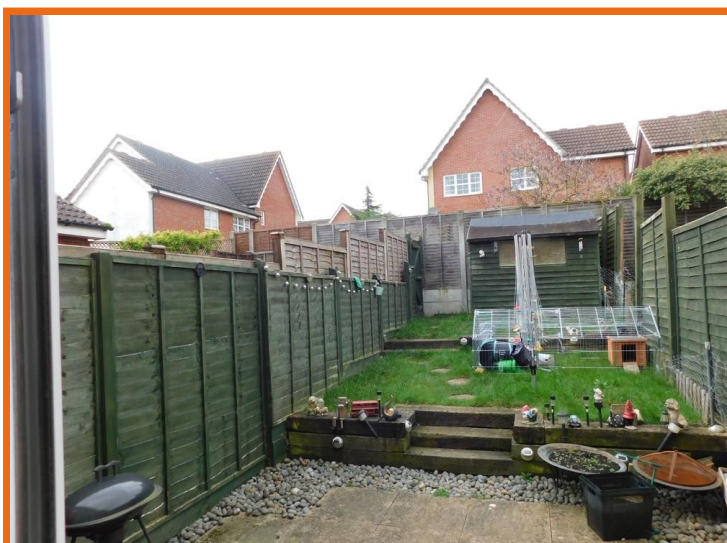
References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

**ALL MEASUREMENTS ARE APPROXIMATE**



# PHOTOGRAPHS

**BUCKS**  
PROPERTY AGENTS



EPC to be inserted

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