



£200,000

45 Semer Close, Stowmarket, IP14 2PB

Bucks Property Agents are pleased to offer for sale this **TWO BEDROOM MID TERRACED** home located on the ever popular Lavenham Park development. The property itself boasts **SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, a SINGLE GARAGE** and a **WELL MAINTAINED GARDEN**.

Stowmarket itself boasts many amenities such as shops, cinema, public houses, and main line rail to London Liverpool Street and fast road links to larger towns such as Ipswich, Bury St Edmunds etc.

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

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

**SITTING ROOM:**

With laminate style flooring, window to the front, radiator and TV point.

**KITCHEN:**

With range of gloss style high & low level units, laminate style flooring, sink with drainer, space for cooker, extractor hood, wall hung combi boiler, breakfast bar and wooden effect work surfaces with matching splashbacks. There is a window to the rear and a door to the outside.

**ON THE FIRST FLOOR:**

**LANDING:**

With loft access and airing cupboard.

**BEDROOM 1:**

With window to the front, radiator, double fitted wardrobes and storage area.

**BEDROOM 2:**

With window to the rear and radiator.

**BATHROOM:**

With vinyl style flooring, window to the rear, bath with shower over, low level WC, pedestal hand basin, tiled splashbacks and heated towel rail.

**OUTSIDE:**

To the front of the property is a lawn with a pathway leading to the front door.

The rear gardens comprise lawn, central pathway, patio area, shrub borders and shingle area, rear gate and shed with power & light connected. There is a SINGLE GARAGE WITH UP & OVER DOOR power & light connected, significant loft space and a personal door to the side. There is also off road parking for one vehicle.

**DIRECTIONS:**

**Head East on Tavern Street B1115 towards Bury St Edmunds, turn right on to Gipping Way A1308. Turn right on to Hollingsworth Road. At the roundabout take the 1st exit on to Ipswich Road. At the roundabout take the 2nd exit on to Needham Road. Turn left on to Lavenham Way, then left on to Chelsworth Way. Turn right on to Semer Close where the property can be found marked by a Bucks for sale board.**

## **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**





EPC TO INSERT