



Offers In Region Of £200,000
3 West View, Bacton, Stowmarket, IP14 4LU

Bucks Property Agents are pleased to offer for sale this **TWO BEDROOM SEMI DETACHED BUNGALOW** situated in the popular village of Bacton itself. There is **SEALED UNIT DOUBLE GLAZING, OIL RADIATOR CENTRAL HEATING**, and a **GARAGE** which has been partly converted to an **OFFICE**. There is a **MODERN KITCHEN, TWO OFF ROAD PARKING SPACES** and **GARDENS** offering **PRIVACY & SECLUSION**.

BACTON has amenities such as village shop with post office and public house.

Viewing is recommended at the earliest convenience to appreciate the accommodation on offer.

The accommodation on offer is as follows:

ENTRANCE PORCH:

With tiled flooring, two windows to the side and two windows to the front.

HALLWAY:

With radiator, loft, which is boarded, shelved airing cupboard housing hot water cylinder.

KITCHEN:

With range of modern high & low level units, vinyl style flooring, plumbing for washing machine, tiled splash backs, eye level electric hob & oven, radiator, space for fridge freezer, sink and drainer, plumbing for dishwasher, extractor hood and fan, window to the front and door to the outside, There is also a good size larder which houses the boiler.

SITTING ROOM:

With patio doors to the rear, radiator, TV point, high level window to the side.

BEDROOM 1:

With window to the rear and radiator.

BEDROOM 2:

With window to the front and radiator.

BATHROOM:

With bath with shower over and mixer tap, low level WC, pedestal sink, fully tiled walls, vinyl style flooring.

OUTSIDE:

The front garden has a wild flower area, shingle, shrubs, space for bin storage, pathway leading to the front door and is surrounded by fencing.

There is a SINGLE GARAGE which has been converted to provide an ideal home office with power & light connected. There is an up & over door revealing a small storage area.

The driveway provides off road parking for TWO VEHICLES. The rear gardens comprise decking area, shingle and are surrounded by fencing.

DIRECTIONS:

Head east on Tavern St/B1115 towards Bury St 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 left onto Birch Ave, Turn left onto Ash Cl Arrive: West View, Bacton, Stowmarket IP14 4LU, UK

FLOORPLANS
To be inserted

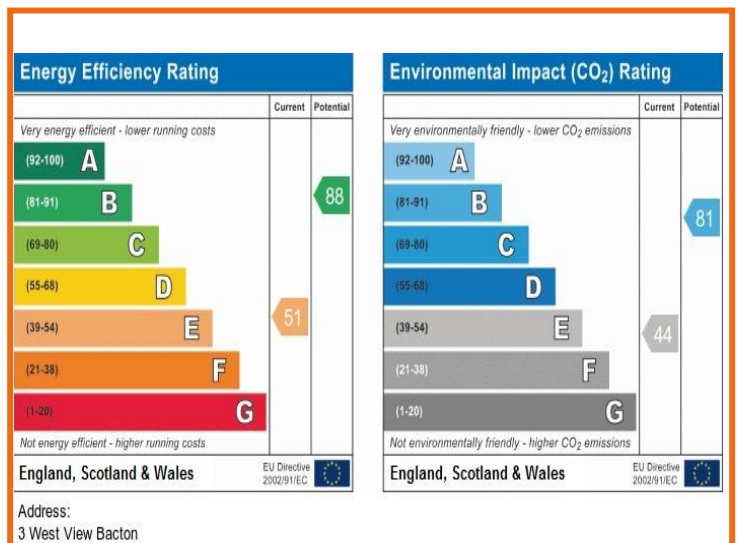
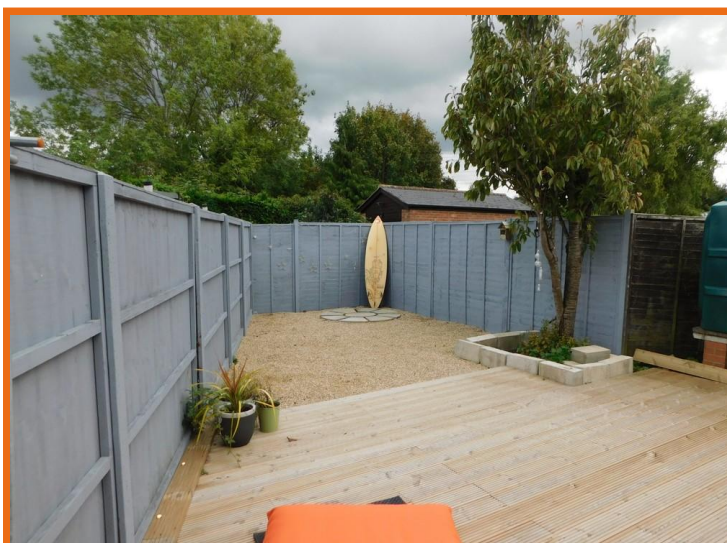
THE PROPERTY MISDESCRIPTIONS ACT 1991

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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