



£235,000

38 Woodward Avenue, Bacton, Stowmarket, IP14 4LS

BUCKS Property Agents are pleased to offer for sale this 3 BEDROOM SEMI DETACHED PROPERTY, located in the popular village of Bacton. In need of some modernisation, the property boasts SUDG, ORCH, GOOD SIZE ACCOMMODATION THROUGHOUT, SINGLE GARAGE and OFF ROAD PARKING. The property also benefits from picturesque FAR REACHING VIEWS of fields behind. Bacton itself has many village amenities including shops and a post office. The agents would recommend an internal inspection at the earliest opportunity, to appreciate this excellent opportunity on offer.

The accommodation on offer is as follows:

ENTRANCE PORCH:

With tiled flooring, storage cupboard and door leading to:

SITTING ROOM:

With radiator, TV point, boiler housed in under stairs cupboard and window to front.

DINING AREA:

With laminate style flooring, radiator and window to rear. Leading to:

KITCHEN:

With range of high and low level units, tiled flooring, window to rear, door to outside, plumbing for washing machine, tiled splashbacks, sink and drainer, space for cooker and fridge freezer, extractor hood and fan and radiator.

ON THE FIRST FLOOR LANDING:

With two windows to side and airing cupboard, which houses hot water tank.

BEDROOM ONE:

With window to rear, radiator and loft access.

BEDROOM TWO:

With window to front and radiator.

BEDROOM THREE:

With window to front, radiator and storage cupboard.

BATHROOM:

With window to rear, vinyl style flooring, low level WC, pedestal sink, radiator, bath with shower over and window to side.

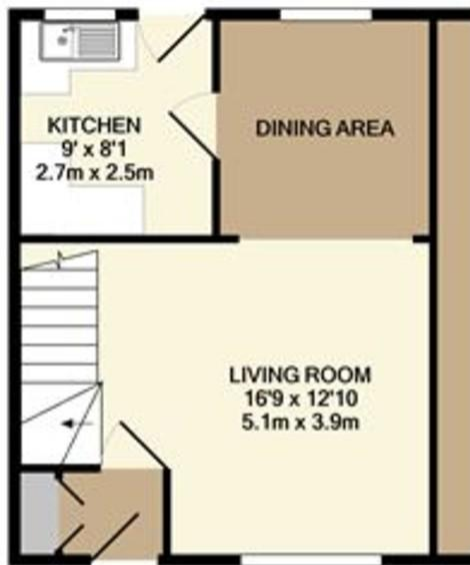
OUTSIDE:

To the front of the property is a shingle driveway providing off road parking for one vehicle, leading to a single garage with up and over door power and light connected and a personal door to rear. There is a small lawn area with shrub borders and a pathway leading to the front door. There is a side gate leading to the rear garden, which comprises patio, lawn, fencing and hedging all around and far reaching views over fields.

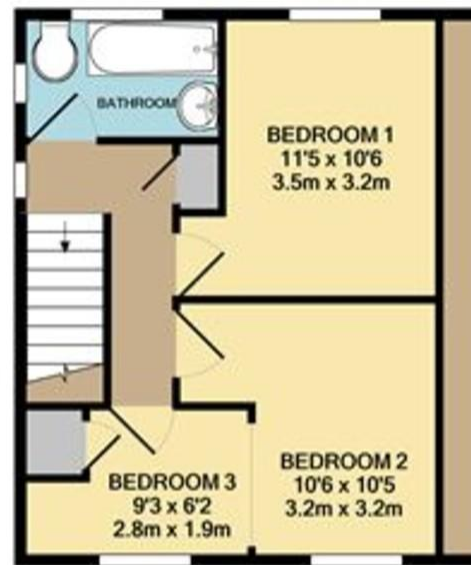
DIRECTIONS:

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 right onto Woodward Ave. Destination will be on the left. The property is marked by a Bucks For Sale board.

FLOORPLANS



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE PROPERTY MISDESCRIPTIONS ACT 1991

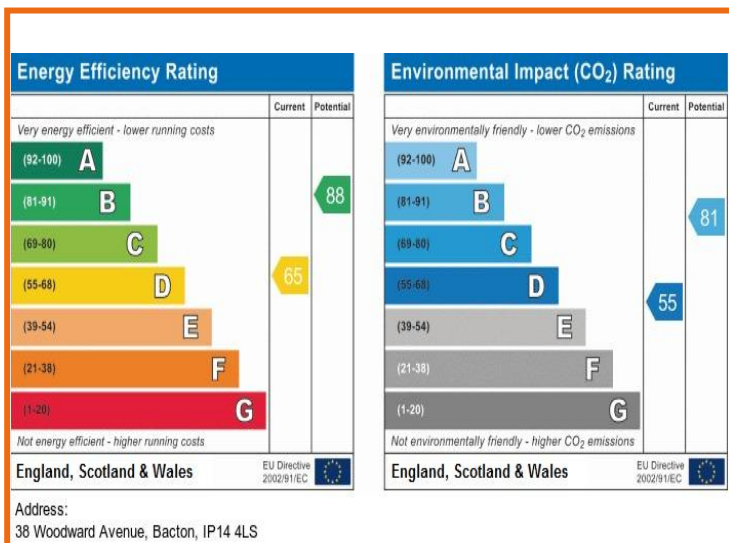
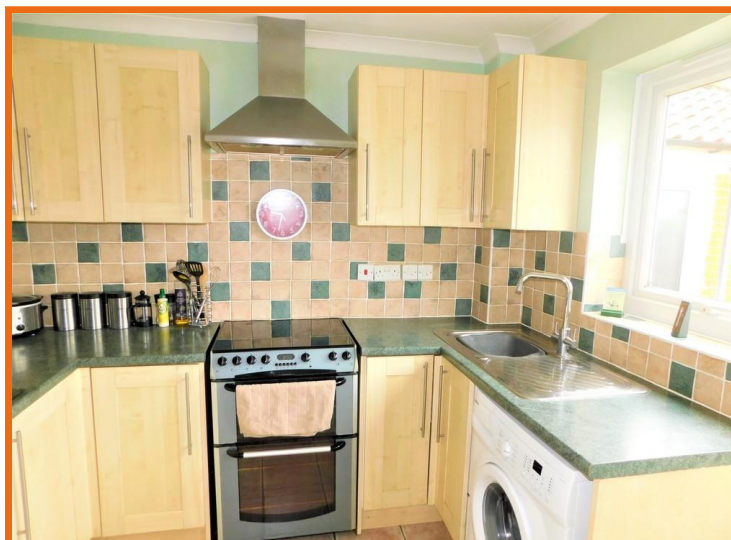
The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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



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