



Victoria Road, Stowmarket, IP14 5AJ

Price Guide £274,000





## DRAFT DETAILS

Victoria Road, Stowmarket, IP14 5AJ

Price Guide £274,000

We are pleased to present: An established modern semi-detached house, in a popular area, on the Eastern side of town, convenient for the A14, station and town centre. Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room, 4 Bedrooms, Re-fitted Shower Room, Deep front & SOUTH-WEST Facing Rear Garden, Garage, Generous Parking, VIEW ASAP.

### DESCRIPTION

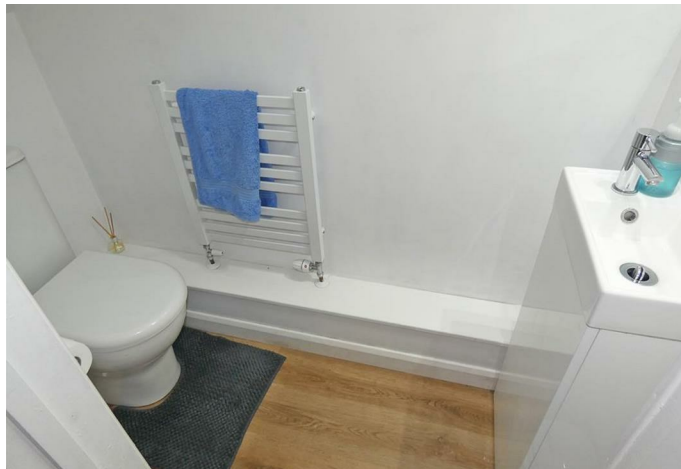
This modern property presents with brick elevations and a tiled roof. It has undergone some improvement over the years, with the addition of a downstairs cloakroom, re-fitting the shower room, and the installation of Solar panels. There is a Garage, parking for up to two cars, and a SOUTH-WEST FACING Garden, and therefore viewing is recommended at the earliest opportunity.

### DIRECTIONS

From the town centre, proceed along Gipping Way and at the traffic lights, turn left into Navigation Approach, signposted towards Cedars Park. Continue over the bridge, and turn left into Creting Road West. Turn right into Elizabeth Way, and then left into Victoria Road, where the property is located on the left. To approach the property from the rear where there is parking, turn left off Victoria Road, into Edinburgh Close, and at the junction, turn right, which leads to the rear of the property, which is at the end, on the right.

### ENTRANCE HALL

Approached via a UPVC part glazed front door. Wood laminate floor, stairs to first floor, telephone point, radiator.





### CLOAKROOM

Modern white suite comprising, wc, rectangular wash basin with mixer tap, tiled splashbacks, wood laminate floor, vertical radiator/towel rail, extractor fan.

### LOUNGE 16'10" X 10'6" INC TO 11'11" (5.13M X 3.20M INC TO 3.63M)

The focal point being a brick fireplace with tiled hearth and inset gas living flame fire, TV point, telephone point, wall light points, radiator, UPVC window to front.

### KITCHEN/DINING ROOM 15'3" X 9'10" (4.65M X 3.00M)

Range of base and wall mounted units, work surfaces, tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with 'Swan-neck' style mixer tap, inset Zanussi induction hob with cooker hood over, built-in electric double oven/grill, plumbing for dishwasher, plumbing for washing machine, space for tumble dryer, space for fridge, space for freezer, wall mounted gas boiler, consumer unit, radiator, UPVC window to rear, UPVC glazed double doors to rear garden.

### FIRST FLOOR LANDING

Built-in airing cupboard housing hot water tank, access to part-boarded loft space, with solar panels batteries.

### BEDROOM 1 12'0" X 7'10" (3.66M X 2.39M)

Radiator, UPVC window to rear.

### INNER LANDING

### BEDROOM 2 8'11" X 7'4" MAX (2.72M X 2.24M MAX)

Built-in double wardrobe, radiator, UPVC window to front.

### BEDROOM 3 8'9" X 7'1" (2.67M X 2.16M)

Radiator, UPVC window to rear.

### BEDROOM 4 7'6" X 5'9" (2.29M X 1.75M)

Built-in double wardrobe, radiator, UPVC window to front.

### SHOWER ROOM 7'9" X 5'6" (2.36M X 1.68M)

Re-fitted with white suite comprising tiled shower enclosure with shower controls, with both fixed and flexi-heads, wc, vanity wash basin with mixer tap, fully tiled walls, LED downlights, extractor fan, chrome vertical radiator/towel rail, UPVC frosted window to side.

### OUTSIDE

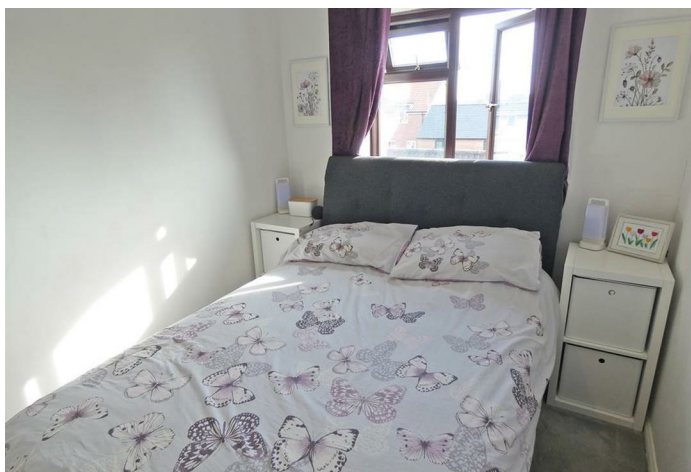
To the front the deep garden is enclosed by fencing and hedging, being laid mainly to lawn, with paved pathway to the front door. A gate provides pedestrian side access, where there is an outside water tap and the solar panels control box, leading to the SOUTH-WEST-FACING rear garden, which is enclosed by fencing and hedging. Immediately accessed from the house is a generous raised seating terrace, with railings, and steps down to the lawn, with raised beds. Timber double gates provide rear pedestrian and vehicular access to the garden, where there is a potential parking space for one car, or hardstanding for a trailer etc. There is a SINGLE GARAGE: 17'1" x 8'6" ( 5.21m x 2.59m) with up and over style door, power and light connected, consumer unit, eaves storage, and a personal door to the side. In front and to the side of the garage, there is potential for another parking space.

AGENT'S NOTE: The vendor has informed us that mains gas, water, electricity and drainage are connected. There are ten Solar Panels fitted on the rear roof slope. The council tax band is understood to be Band C.

### STOWMARKET AREA

Many amenities are available in Stowmarket, including good shopping facilities with a twice weekly market, various supermarkets, independent traders and national chains. In addition, there are many pubs and restaurants, primary and secondary schools, leisure centre, cinema, churches and medical centre.





For commuters, Stowmarket Station is convenient and offers a mainline rail link to London's Liverpool Street, in about 90 minutes.

The A14 is within easy reach, giving access to Ipswich, Felixstowe, the east coast and the A12 to Colchester, Chelmsford and London, to the east, and Bury St Edmunds, Newmarket, Cambridge and the Midlands to the west, with Stansted Airport and London also accessed via the M11.

### **BURY ST EDMUNDS AREA**

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket,

Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

### **TRANSPORT LINKS**

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

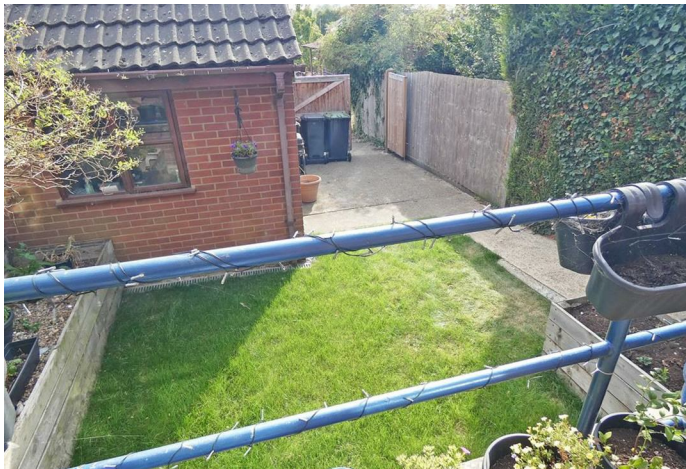
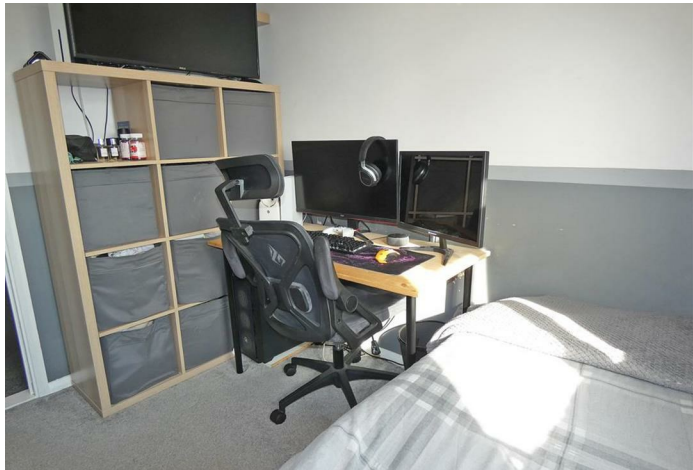
### **OFCOM BROADBAND AND MOBILE**

<https://checker.ofcom.org.uk/>

### **FLOORPLAN DISCLAIMER**

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 illustration 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.












FLOORPLAN



Total Area: 91.4 m<sup>2</sup> ... 984 ft<sup>2</sup>

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>81</b>	<b>89</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Bury St Edmunds**  
**Suffolk IP30 9UH**

**Bury St Edmunds Area: 01284 769 691**

**Elmswell Area: 01359 256 821**

**Mid Suffolk Area: 01449 737 706**

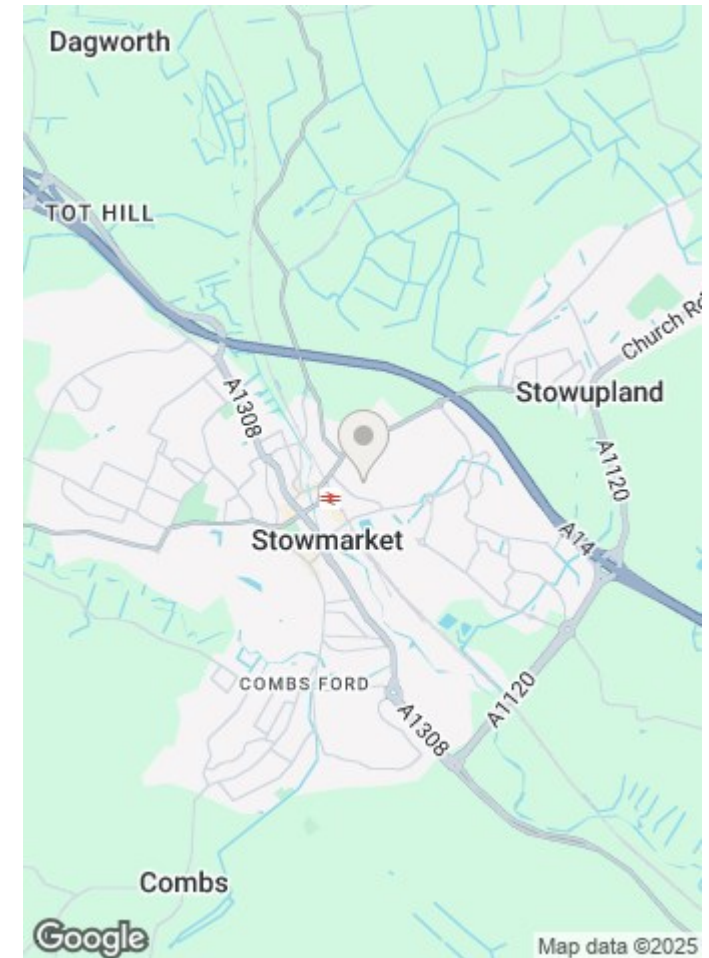
**Mobile: 07803 138 123**

**Email: [info@coakleyandtheaker.co.uk](mailto:info@coakleyandtheaker.co.uk)**

**[www.coakleyandtheaker.co.uk](http://www.coakleyandtheaker.co.uk)**

## PROPERTY SUMMARY

- ENTRANCE HALL
- CLOAKROOM
- LOUNGE
- KITCHEN/DINING ROOM
- 4 BEDROOMS
- RE-FITTED SHOWER ROOM
- DEEP FRONT & SOUTH-WEST-FACING REAR GARDEN
- GARAGE, GENEROUS PARKING
- GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE, SOLAR PANELS
- CONVENIENT FOR TOWN, STATION & A14, EARLY VIEWING ADVISED



## VIEWING:

**Strictly by appointment with Coakley & Theaker**

**ZOOPLA** **rightmove** **PrimeLocation.com**



Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. 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. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.