

Burr Close, Stowupland, Stowmarket, Suffolk, IP14 4FJ

Asking Price: £120,000 – 50% Shared Ownership



- No Onward Chain
- Semi-Detached House
- Two Double Bedrooms
- First Floor Bathroom
- Just Two Years Old
- Remainder of NHBC Warranty
- Off-Road Parking for Two/Three Cars
- Low-Maintenance Rear Garden

Situated on the modern Oak Farm Meadow development in Stowupland lies this two bedroom semi-detached house which was built just two years ago. The property is being sold with no onward chain, comes with the remainder of the NHBC warranty, and benefits from off-road parking for two / three cars and a low-maintenance rear garden. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, lounge, ground floor cloakroom, kitchen, first floor landing, two double bedrooms, and bathroom.

The village of Stowupland provides good road and rail links and offers a range of amenities including shops, public houses, café, takeaways, two churches, village hall and church hall. There is a children's play park in the village and a large village green, Thorney Green.

Stowupland is just six miles from the market town of Stowmarket which is situated on the A14 trunk road between Bury St Edmunds and Ipswich and is on the main railway line between London Liverpool Street and Norwich. The town lies on the River Gipping which is joined by its tributary, the River Rat, to the South of the town and boasts a wide range of amenities including Stowmarket High School, a church, leisure centre, health centre and is home to the Museum of East Anglian Life. In addition, Haughley Park is an historical house of significance listed in the English Heritage Register.

Council Tax Band: B



Total area: approx. 68.7 sq. metres (739.9 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan 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.
Plan produced using PlanItUp.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 96 |
| (81-91) | B | 83 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |