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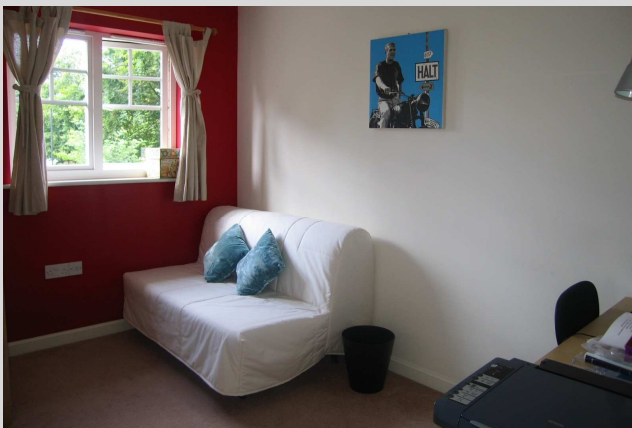
**Stowmarket
Eastward Place**

O.I.E.O £134,950

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29 Eastward Place

Stowmarket



A modern style 2 bedroom end of terrace house located in a tucked away cul-de-sac, within easy walking distance of the town centre of Stowmarket.

Believed to have been constructed in the late 1990s the property is presented with part brick and part rendered elevations under a tiled roof and has UPVC sealed unit windows installed all round.

Benefitting from modern kitchen and bathroom fittings, the property is considered to be well decorated, and has a nicely presented west facing rear garden.

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Entrance Lobby

Panelled and part glazed entrance door with staircase to first floor.

Living Room

14'7" x 9'8" (4.45m x 2.95m) with UPVC window to front and understair recess providing access to store cupboard. Radiator, T.V. point and telephone point. Glazed double doors leading through to:-

Kitchen/Diner

12'11" x 9'2" (3.95m x 2.8m) with a range of light fronted wall cupboards and base units with fitted work surface and tiled splashback and including a single drainer stainless steel sink unit with mixer tap. Also having built in gas hob with extractor unit over and low level electric oven. Plumbing for washing machine and space for fridge freezer. Wood style laminate flooring, radiator and UPVC French doors accessing rear garden.

First Floor

Landing

With hatch to part boarded roof space.

Bedroom 1

12'6" x 9'9" widening to 12'6" (3.8m x 2.95m widening to 3.8m) with UPVC windows to front, wood laminate style flooring, T.V. point, telephone point and recess area for wardrobe. Over stair cupboard housing hot water cylinder.



Bedroom 2

11'3" x 7'10" (3.4m x 2.4m) radiator, UPVC window to rear.

Bathroom

8'10" x 4'9" (2.7m x 1.45m) with modern suite comprising panel bath with main shower unit over together with matching pedestal wash basin and low level w.c. Extractor fan and radiator.

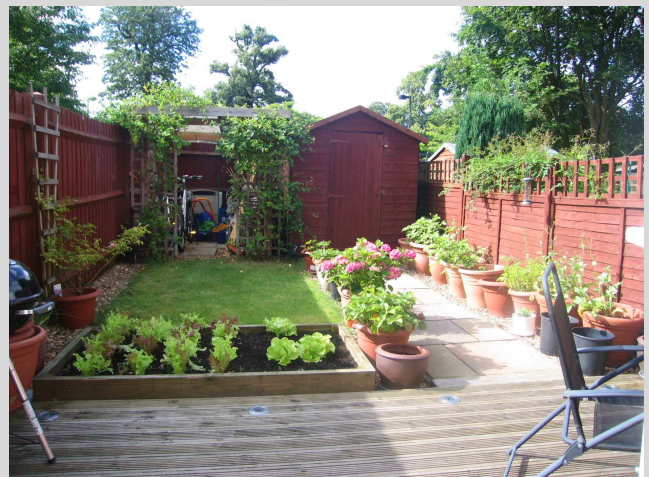


Outside

There is a small open plan front garden with a planted flowerbed. The rear garden is also enclosed by panel fencing and includes an attractive decking patio area with low voltage lighting, beyond which is a small lawn with some easy maintenance flower beds.



There is also a wooden garden shed which has power connected, and a partially covered shelter to the side for additional storage. The side pedestrian gate leads to parking area with space for 2 cars. Courtesy light to rear together with outside tap.



Location

Positioned in a tucked away cul-de-sac, which was developed by Wimpey Homes in the late 1990s, located approximately half a mile west of the town centre of Stowmarket. Shopping and schooling facilities are all available within easy walking distance, as are other local amenities including sports and leisure centre, the cinema and the local rail station.

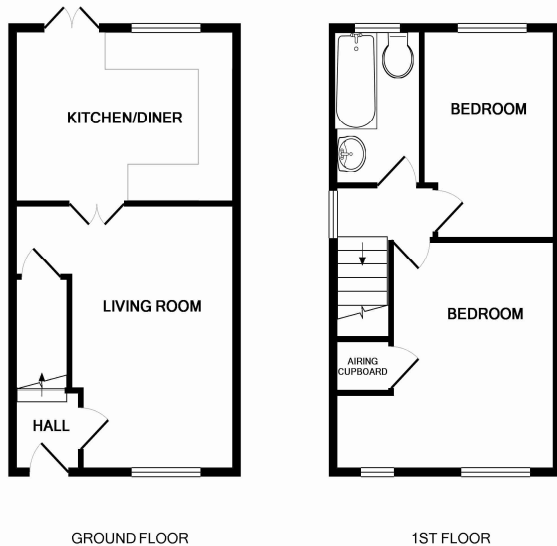
The property is also well placed for access to the nearby A14 trunk route which bypasses the town and provides good road links westward towards Bury St Edmunds, or eastwards to the county town of Ipswich.

Directions

From the town centre of Stowmarket proceed westward along Finborough Road, turning right into Recreation Road and after the park and follow this road before turning left into Violet Hill Road. Eastward Place will then be found on the right hand side after approximately 200 yards. The postcode of the property is IP14 1HB.

Services

All main services are understood to be connected and there is gas fired central heating with thermostatically controlled radiators in all principal areas.



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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Energy Performance Certificate

29, Eastward Place, STOWMARKET, IP14 1HB

Dwelling type: End-terrace house
Date of assessment: 14 August 2012
Date of certificate: 18 August 2012

Reference number: 8042-7028-0200-2164-6906
Type of assessment: RdSA² existing dwelling
Total floor area: 2 / m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£1,626
Over 3 years you could save	£396

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£168 over 3 years	£108 over 3 years	You could save £396 over 3 years
Heating	£1,983 over 3 years	£942 over 3 years	
Hot Water	£375 over 3 years	£180 over 3 years	
Totals	£1,626	£1,230	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A	69	89	C
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Floor insulation	£800 - £1,200	£54	✓
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£24	✓
3. Low energy lighting for all fixed outlets	£25	£51	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no upfront cost.

Property Misdescription Act 1991

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, where appropriate, electricity, plumbing and related items have not been tested by Lacy Scott and Knight and no warranty in their respect is offered within these particulars. Prospective purchasers are advised to have items independently and professionally checked prior to entering into a contract of sale.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items shown are expressly excluded from the sale unless otherwise stated within the sales particulars.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Messrs Lacy Scott and Knight for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings. Items in photographs are not necessarily included.