





55 Selway Drive, Bury St Edmunds IP32 7PL

2 Bedrooms, 1 Bathroom, Terraced House

Offers In Excess Of £240,000 - FREEHOLD





- Popular Moreton Hall
- 2 Bedrooms
- Low Maintenance Gardens
- Easy Access A14 Link Road
- Ground Floor Cloakroom
- French Doors To Garden
- Well Appointed Accommodation
- Off Road Parking

This modern 2-bedroom house on the outskirts of town, offers a perfect blend of peaceful living with convenient access to local amenities. Ideal for an expanding family wanting to be near good schools, a professional looking for easy access to the A14 link road or looking to downsize.

With a well-appointed kitchen, comfortable living area and low maintenance gardens this could be the perfect home!

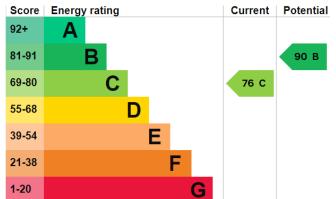
Off road parking completes this property's wish list for anyone wanting the perfect balance of tranquillity and accessibility.

Available to view now!

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL: Radiator, stairs to first floor, HIVE control unit for central heating.

CLOAKROOM: Low level WC, pedestal wash hand basin, window to front, tiled splash backs, radiator.



KITCHEN: 8' 09" x 6' 06" (2.67m x 1.98m) Window to front, stainless steel inset drainer, unit with mixer tap over, cupboard under, range of wall mounted units, work surfaces over, units under, tiled splash backs, electric hob with double oven under, extractor hood over, integrated dish washer, washing machine, ceramic tiled floor.

LIVING ROOM: 14' 01" x 12' 09" (4.29m x 3.89m) (4.29m Max 3.28m Min x 3.89m)

Glazed door with matching panel to garden, KARNDEAN style flooring, understairs storage cupboard, radiator, TV point.

FIRST FLOOR LANDING: With loft access.

BEDROOM: 12' 02" x 9' 04" (3.71m x 2.84m) 3.71m Max 3.2m Min x x 2.84m)

Window to front, radiator, cupboard housing wall mounted gas boiler, two double wardrobes.

BEDROOM: 10' 02" x 7' 04" (3.1m x 2.24m) Window to rear, double wardrobe.

BATHROOM: Bathroom: Low level WC, pedestal wash hand basin, panelled bath with shower over, tiled splash backs, window to rear, extractor fan, radiator.

OUTSIDE: To the front is an enclosed low maintenance garden.

To the rear, low maintenance garden with patio and flint areas, shed, gate to car parking spaces.

ENERGY PERFORMANCE RATING C: A full copy of the report is available upon request.

ADDITIONAL INFORMATION:

Council Tax Band: B Local Authority: West Suffolk Mains water, drains, gas and electricity supplied Vacant Possession on Completion

VIEWING ARRANGEMENTS:

Strictly by appointment with the Sales Agent. Please call Martin & Co on 01284 701511 to book a viewing

LOCATION:

Selway Drive is situated on the modern, well served and popular Moreton Hall development. Bury St Edmunds is an attractive, vibrant medieval market town, with great schools, college, and cultural amenities, including the Cathedral, Theatre Royal, Abbey Gardens, cinemas, rail station, shops and independent restaurants.

The town has private and NHS hospitals, with Stansted Airport and London accessed via A14/A11 offering main routes to the East Coast and local towns of Cambridge, Norwich and Ipswich.



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