

FOR SALE



East Close, Bury St Edmunds

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £230,000 FREEHOLD


MARTIN&CO



- Chain Free
- Carport
- Private Garden
- 2 Double Bedrooms
- Walking Distance To Town
- EPC: C

Looking for a well-located home close to town? This 2 bedroom mid terraced house offers a bright modern layout with a cloakroom, private garden, and carport for convenient parking all within walking distance of the town centre. Chain free and ready to move straight into, it's perfect for first-time buyers or investors seeking location, comfort, and practicality. Don't miss out, book your viewing today and make this town-centre gem yours!

ENTRANCE HALL: Thermostat, radiator, stair leading to first floor landing.

CLOAKROOM: Low level WC. Pedestal wash hand basin, tile splashback. Radiator. Extractor fan.

LIVING ROOM: 12' 03" x 14' 11" max 11' 04" min (3.73m x 4.55m) Window to rear, French doors to garden, radiator, under stairs storage.

KITCHEN: 9' 00" x 7' 05" (2.74m x 2.26m) Window to front. Wall mounted units and work surfaces with units under. Tiled splash backs. Stainless steel sink unit and drainer with mixer tap over. Wall mounted gas fired boiler. Gas hob with hood over and oven under. Space and plumbing for an automatic washing machine and dishwasher. Space for fridge freezer. Tile flooring

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR LANDING: Radiator, storage cupboard over stairs with radiator inside.

BEDROOM 1: 10' 08" x 12' 10" max 7' 10" min (3.25m x 3.91m) Window to rear, radiator, thermostat, built in wardrobe.

BEDROOM 2: 10' 07" x 7' 10" (3.23m x 2.39m) Window to front, radiator.

BATHROOM: Low level WC. Pedestal wash hand basin. Panelled bath with shower over. Tiled splashbacks. Window to front. Radiator.

OUTSIDE: The front garden area is low maintenance with step leading to the front door. The rear garden has a patio area with the remainder being laid to lawn and pathway leading to the rear gate which gives access to the car port parking.



ENERGY PERFORMANCE RATING: C A full copy of the report is available upon request from the Sales Agent

ADDITIONAL INFORMATION:

Council Tax Band: C

Local Authority: West Suffolk

Mains water, gas and electricity connected

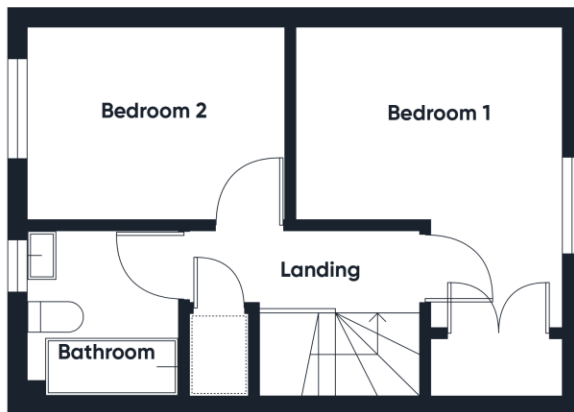
Vacant possession on completion

VIEWING ARRANGEMENTS: Strictly by appointment with the Sales Agent, Martin & Co. Please call to arrange a mutually convenient time.





Floor 0



Floor 1

Approximate total area^m
576 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and 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.

