

9 HOLMSEY GREEN, BECK ROW, BURY ST. EDMUNDS, IP28 8AJ

GUIDE PRICE £230,000 - £250,000





We are please to offer this three bedroom detached property chain free. The property benefits from three reception rooms, ensuite bathroom to the main bedroom, garden and ample off road parking.

Tenure: Freehold

Council Tax Band: E

EPC: F

Property Type : Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 1392

Parking: Ample off road parking

Utilities / Services

Electric Supply: Mains

Heating: Oil

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes

Rights of Way – None that the vendor is aware of

Listed – N/A

Conservation Area – No

LIVING ROOM

Carpet flooring, brick fireplace, beams, window to front, access to office space.

OFFICE

Carpet flooring, window to side, french doors to garden.



DINING ROOM

LVT flooring, stairs to first floor, window to front.

KITCHEN

Tiled flooring, wood base and wall units, granite effect work surface, tiled splash back, sink with mixer tap, space for washing machine and dryer, boiler, window to rear.

MASTER BEDROOM

Carpet flooring, feature beams, window to front, ensuite.

ENSUITE

Vinyl flooring, shower, toilet, pedestal sink, wood paneling, window to side.

BEDROOM 2

Carpet flooring, window to front.

BEDROOM 3

Carpet flooring, window to rear.

BATHROOM

Vinyl flooring, bath, sink with vanity unit.

OUTSIDE

Front: Ample off road parking, gate to garden.

Rear: Patio area, lawn, storage shed.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		