

## Summary

A charming period style property situated within easy walking distance of the town centre and recently refurbished. Comprising:- Entrance Hall, good sized Sitting/Dining Room, Garden Room, Cloakroom, Re-Fitted Kitchen, 2 Double Bedrooms, Shower Room, Attractive Courtyard Garden with the additional benefit of a Single Garage to the rear.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Solid wooden front door with two glazed panel insets; parquet flooring; radiator; stairs to first floor; doorway to kitchen and door to sitting/dining room.

**KITCHEN** 11' x 6' 10" (3.35m x 2.08m) Re-fitted kitchen (installed March 2014) to a high specification with range of wall and floor mounted units; work surfaces over; inset single sink and drainer with mixer tap over; space for cooker with extractor hood over; space for freestanding fridge; plumbing for half size dishwasher; cupboard housing wall mounted Worcester gas fired boiler (installed March 2014); recess spot lighting; radiator; tiled walls; attractive large front aspect sash window with

secondary glazing.

**SITTING DINING ROOM** 19' 2" x 11' 1" (5.84m x 3.38m) With double doors to garden room; coved ceiling; four wall lights; two radiators; television and telephone points.

**GARDEN ROOM/CONSERVATORY** 8' 1" x 4' 11" (2.48m x 1.52m) Of glazed and wooden construction set on a brick base; recently refurbished with new double glazed windows; double doors to west-facing courtyard garden; radiator; tiled flooring; opening to the utility.

**UTILITY** Incorporating plumbing for washing machine, door to WC

**CLOAKROOM** With rear aspect window; radiator; tiled flooring; low level w.c.; contemporary wash hand basin unit.

**FIRST FLOOR LANDING** With radiator; loft access; double cupboard with shelving; doors to bedrooms and bathroom.

**BEDROOM 1** 11' 7" x 11' 3" (3.53m x 3.43m) With large rear aspect sash window; coved ceiling; radiator; wall lights; walk-in built-in wardrobe with hanging rail and shelving.

**BEDROOM 2** 13' x 7' 3" (3.96m x 2.21m) With two front aspect sash windows with pleasant outlook; radiator; built-in wardrobe with hanging rail; bookcase.

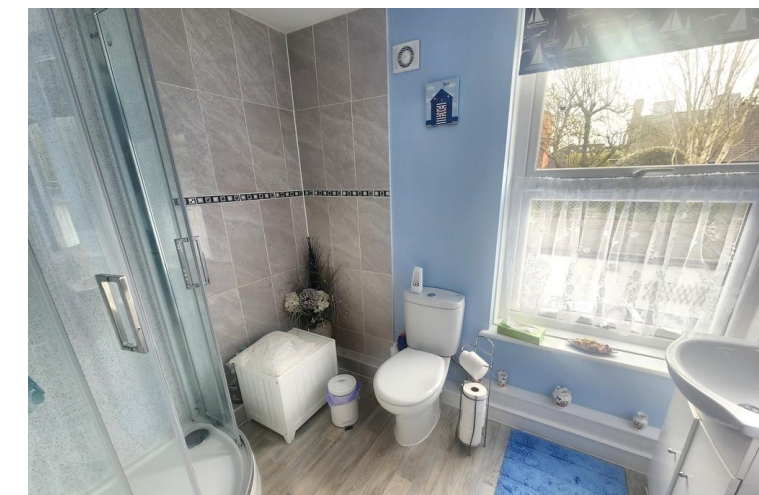
**SHOWER ROOM** With rear aspect sash window; refurbished suite with fully tiled corner shower; vanity wash hand basin unit with splashback tiling; low level w.c.; part tiled walls; extractor fan; wall mounted heated towel rail; wood effect vinyl flooring.

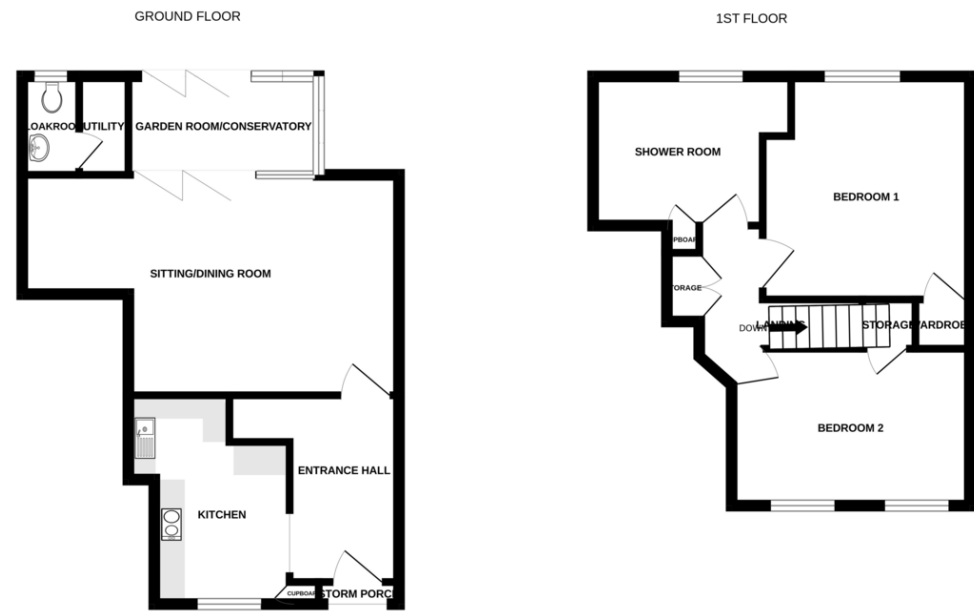
**OUTSIDE** An attractive west-facing courtyard garden enclosed by redbrick wall, raised beds and borders, paving, side gate giving access to Garage (accessed off Southgate Street through archway) 15'6 x 9'0 with 'up-and-over' door, power and light connected, private door to courtyard garden.

## Additional Information

Local Authority – West Suffolk Council  
Council Tax Band – C  
Tenure – Freehold  
Services – Mains gas, water & electric  
Post Code – IP33 2AF

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01284 769598





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metropix ©2024



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Your home may be repossessed if you do not keep up repayments on your mortgage.

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### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Southgate Street | Bury St Edmunds | IP33 2AF

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Guide Price £330,000

- 2 Double Bedrooms
- Refitted Kitchen
- Large Lounge
- Conservatory with Bifold Doors
- Ground Floor WC
- First Floor Shower Room