



2 Albemarle Road  
Bury St Edmunds, Suffolk IP33 3QS  
Guide Price £285,000

**shires**  
residential

Shires Residential sales are delighted to offer for sale this versatile two double bedroom bungalow, which is situated in a highly regarded residential area, and sits on a large corner plot. The property does require some updating and the accommodation comprises entrance hall, sitting room, dining room, two double bedrooms, bathroom and kitchen. There is also the added benefit of a garage and driveway. We would strongly recommend a viewing to fully appreciate the accommodation that is on offer, and superb location.

Entrance door which opens into

#### **ENTRANCE HALL**

Doors leading to the accommodation.

#### **SITTING ROOM**

12'4 x 11' (3.76m x 3.35m)

Double aspect to front and side. Open fire, currently not in use.

#### **DINING ROOM**

12'2 x 11' max into bay window narrowing to 9'3 (3.71m x 3.35m max into bay window narrowing to 2.8)

This is a lovely light and airy room with a large bay window to the side aspect. A lovely view over to the garden. There is a second window to the rear aspect.

#### **KITCHEN**

7'8 x 6'2 (2.34m x 1.88m)

Window to rear aspect as well as a back door leading out to the rear garden. Range of wall and floor mounted units. Single sink and drainer with cupboards underneath, space for upright fridge freezer.

#### **BEDROOM ONE**

12'5 x 11'11 (3.78m x 3.63m)

Window to front aspect. Built in triple wardrobe with cupboards above.

#### **BEDROOM TWO**

11' x 8'7 (3.35m x 2.62m)

Window to rear aspect.

#### **BATHROOM**

7'7 x 4'7 (2.31m x 1.40m)

Frosted window to the rear aspect. White suite comprising of low level flush WC, wash hand basin, panelled bath with shower over. There is also a wall mounted heated water tank.

#### **OUTSIDE**

The property is situated on a large well established corner plot, the garden is well established with lawn and well stocked beds and borders, fruit trees and terraced area. There is a driveway providing off road parking for numerous vehicles and leads up to the single garage with up and over door.



### **Bury St Edmunds**

Bury St. Edmunds is one of Suffolk's most attractive market towns and it affords excellent educational, recreational and cultural amenities including the Abbey Gardens and its ruins, the Theatre Royal, Art Gallery and Cathedral Church of St. James together with extensive shopping facilities. The A14 trunk road gives fast access to Ipswich, the east coast, Cambridge, the Midlands, Stansted Airport and London via the M11 and there is also an indirect rail connection to London.

### **Services**

Mains services are connected including gas, water, electricity and drainage. Electric Heating

### **Tenure**

For sale FREEHOLD with vacant possession upon completion.

### **Local Authority & Council Tax Band**

West Suffolk District Council Band C

### **Anti Money Laundering Regulations**

We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.



# GROUND FLOOR



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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

15-17 Eastgate Street, Bury St Edmunds, Suffolk, IP33 1XX  
 Tel: 01284 760770  
 bury@shiresresidential.com  
 www.shiresresidential.com

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