



14 Copse Close  
Bury St. Edmunds, Suffolk IP33 2TD  
Guide Price £295,000

**shires**  
residential

This three-bedroom link-detached home is situated in a pleasant location towards the end of a cul de sac, adjacent to a green and woodland area and is offered for sale with no onward chain. The area is well regarded and is close to the West Suffolk Hospital and an Ofsted "Good" rated Primary School. The accommodation includes the kitchen, a well-proportioned lounge/dining room facing the rear garden, three bedrooms and a bathroom. The property features a gas-fired radiator heating system, double glazing, gardens, driveway and garage.

The property would benefit from general updating and improvement and gives the new owner an opportunity to make changes to their own taste and create an excellent family home.

### **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.

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

West Suffolk District Council. Council Tax Band C

### **Tenure**

For sale FREEHOLD with vacant possession upon completion.

### **Services**

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

### **Viewings**

By appointment with the Sole agents Marshall Buck Ltd.

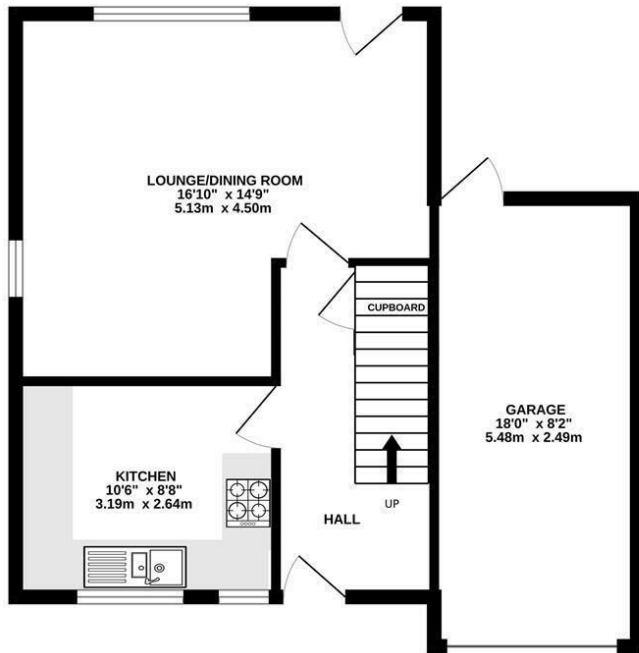
### **Anti-Money Laundering Regulations**

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.

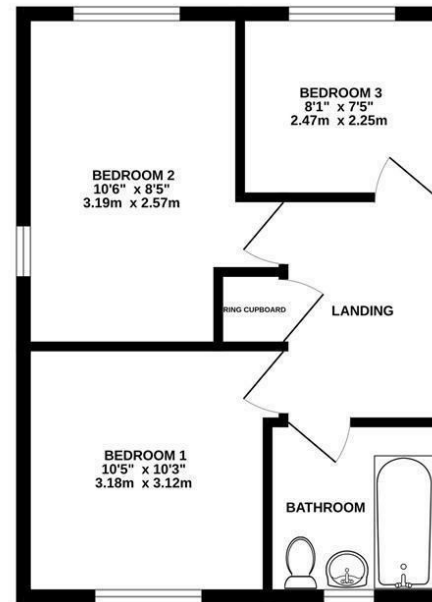




GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 sq.m.) approx.

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			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	