



5 Heath Court
Bury St Edmunds, Suffolk IP28 8FF
Price £260,000

shires
residential

A 4 bedroom town house located in a cul de sac close to Mildenhall base with garage and parking. A home that suits all needs, contact us now to view

Entrance door to

HALL

Stairs to first floor. Access to cloakroom.

CLOAKROOM

6'4 x 4'9 (1.93m x 1.45m)

Two piece suite. Access to

RECEPTION ROOM

12'2 x 9'2 (3.71m x 2.79m)

Double glazed window to front. Radiator beneath.

KITCHEN DINER

18'3 x 13'3 (5.56m x 4.04m)

Double glazed double opening doors to garden. Double glazed window to rear. Range of fitted wall and base units.

LANDING

Doors to all first floor bedrooms and family bathroom.

FAMILY BATHROOM

9' x 6'4 (2.74m x 1.93m)

Three piece suite. Double glazed window to front.

BEDROOM

12'6 x 9'2 (3.81m x 2.79m)

Double glazed window to front.

BEDROOM

12'11 x 9'2 (3.94m x 2.79m)

Double glazed window to rear overlooking garden.

BEDROOM

9'6 x 9' (2.90m x 2.74m)

Double glazed window to rear overlooking garden.

SECOND FLOOR LANDING

Door to



**INNER HALLWAY**

Further door leading to

BATHROOM

11'4 x 7'2 (3.45m x 2.18m)

Four piece suite comprising bath, shower, sink and WC.

MAIN BEDROOM

12'11 x 11'4 (3.94m x 3.45m)

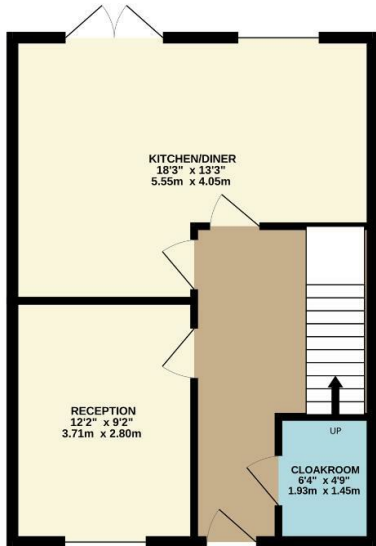
Double glazed window to rear overlooking the rear garden.

OUTSIDE

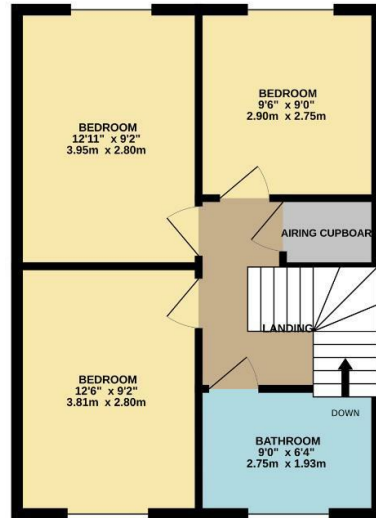
The rear garden is enclosed with paving and shingle



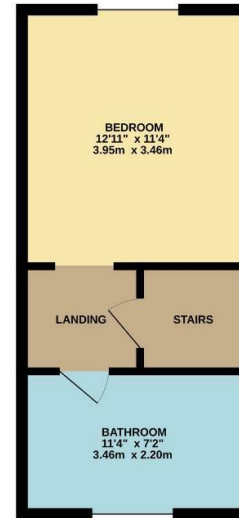
GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



2ND FLOOR
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.0 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			
(81-91) B			86
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	