



31 Hunter Road  
Bury St. Edmunds, IP32 6SH  
£255,000

**shires**  
residential



Shires Residential sales are delighted to offer to the market this chain free, three bedroom mid terraced property on the popular Howard estate in Bury St Edmunds. The property is immaculately presented throughout and the internal accommodation comprises of three double bedrooms, modern kitchen, open plan living room/dining room, modern family bathroom and cloakroom. Externally the property boasts front and rear gardens.

#### LOCATION

The property is located on the popular Howard estate in the market town of Bury St Edmunds. The property is within a short walk of a range of local amenities and just a stone's throw away from the town centre of Bury St Edmunds which boasts a wide range of educational, recreational and cultural facilities, including The Arc shopping centre, Theatre Royal and Abbey gardens. The property is also within easy access of the A14 trunk road giving passage to the nearby towns of Ipswich, Cambridge and London via the M11. Bury St Edmunds also boasts a train station with main line links to London Liverpool Street.

#### ENTRANCE HALLWAY

The property is entered via UPVC glazed door into the spacious internal hallway with large under stairs storage cupboard. Stairs to the first floor. Radiator. UPVC glazed door giving access to the rear garden and UPVC window to rear.

#### KITCHEN

10'4 x 8'5 (3.15m x 2.57m)

A modern, well equipped kitchen boasting a range of wall mounted and under counter cabinets beneath square edge work tops with complimentary tiled splash backs. Inset stainless steel sink and a half with mixer tap over, space and plumbing for dishwasher/washing machine. Integrated electric oven and hob with extractor over. UPVC window to front aspect.

#### LIVING ROOM

16'4 x 10'4 (4.98m x 3.15m)

A light and airy living room which opens to the dining room. UPVC window to rear aspect. Radiator. Open arch to

#### DINING ROOM

10'2 x 7'8 (3.10m x 2.34m)

UPVC sliding doors to rear aspect. Radiator.

#### CLOAKROOM

6'1 x 2'7 (1.85m x 0.79m)

Low level WC, wall mounted wash hand basin. Obscure UPVC window to rear aspect.

#### LANDING

A spacious landing giving access to all of the first floor accommodation. Large airing cupboard boasting additional storage and housing the combination boiler. UPVC window to rear aspect.

#### BEDROOM ONE

16'11 x 10' (5.16m x 3.05m)

A large double bedroom with UPVC window to front aspect. Radiator.





**BEDROOM TWO**

10'7 x 10'6 (3.23m x 3.20m)

A second double bedroom. Radiator. UPVC window to front aspect.

**BEDROOM THREE**

10'6 x 7'10 (3.20m x 2.39m)

A third double bedroom with UPVC window to front aspect. Radiator. Loft hatch.

**FAMILY BATHROOM**

6'6 x 6'2 (1.98m x 1.88m)

Modern family bathroom boasting a three piece white suite comprising of a large tiled shower cubicle with mains shower. Wall mounted wash hand basin. Low level WC. Heated towel rail. Obscure UPVC window to rear aspect.

**OUTSIDE**

The property boasts a generous rear garden which is predominantly laid to lawn with raised patio area, brick built shed and rear access to communal parking. To the front is a small frontage with mature beds and path to front door.



GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1065 sq.ft. (99.0 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			
(69-80) C		74	
(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	