



30 Pembroke Road
Bury St. Edmunds, Suffolk IP33 2JD
Offers In Excess Of £300,000

shires
residential

Shires Residential sales are delighted to offer for sale this completely re-furnished and beautifully presented three bedroom semi detached property, located in a sought after residential area. If you are looking for a property to just move straight into, this could be the one. Well laid out and sizable accommodation comprising spacious entrance hall. Brand new fitted kitchen. Open plan kitchen diner. Good size sitting room and a brand new bathroom to the ground floor. To the first floor are three good size bedrooms and a brand new en-suite fitted to the main bedroom. Outside there are front and rear gardens, a garage with driveway providing off road parking. We would strongly recommend a viewing to fully appreciate the accommodation of offer, as well as the location.

Entrance door opening to

SPACIOUS AND LIGHT ENTRANCE HALL

Stairs rising to the first floor. Doors to the kitchen, bathroom and sitting room.

SITTING ROOM

16' x 11' (4.88m x 3.35m)

Large window to the front aspect overlooking the front garden. A lovely light room.

KITCHEN

12'9 x 10'2 (3.89m x 3.10m)

Brand new re-fitted modern contemporary kitchen with a range of matching wall and floor mounted units and extensive work top covering. One and a half bowl stainless steel sink with mixer tap over. Four ring electric hob with extractor fan over, oven under. Integral appliances to include fridge freezer, washing machine and dishwasher. Large under stairs storage cupboard with new consumer unit and meters. Large opening to

DINING AREA

9'3 x 7'5 (2.82m x 2.26m)

Window to rear aspect. Side window and door to the outside.

BATHROOM

Brand new suite to a contemporary standard. Frosted window to rear aspect. Panel bath with mains shower over, shower held head and rain shower. Pedestal wash hand basin. Low level flush WC. Wall mounted heated towel rail.

FIRST FLOOR LANDING

Loft access. Doors to bedrooms.

BEDROOM ONE

16' x 11' (4.88m x 3.35m)

Large window to front aspect, a lovely light room. Door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Completely brand new. Walk-in double shower, fully tiled. Hand held shower head and rain shower. Contemporary WC with sink integrated. Extractor fan. Wall mounted heated towel rail.

BEDROOM TWO

13' x 8'7 (3.96m x 2.62m)

BEDROOM THREE

10' x 7' (3.05m x 2.13m)





OUTSIDE

The front of the property is approached by pedestrian only access where there is a picket fence and gate leading to a pathway. The front garden is mainly laid to lawn and enclosed by wooden panel fencing. Pathway continues to the entrance door where there is a step up to block paved step, raised bed and stone pathway continues to the rear garden. The rear garden is mainly laid to lawn. There is a terrace and enclosed by wooden panel fencing. Gate providing access to parking in front of the garage which has an 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.

Tenure:

For sale FREEHOLD with vacant possession upon completion.

Services:

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

Local Authority & Council Tax Band:

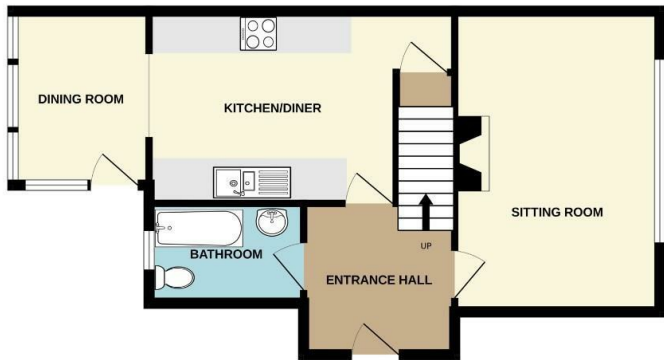
West Suffolk District Council. Council Tax Band C

Anti Money Laundering Regulations

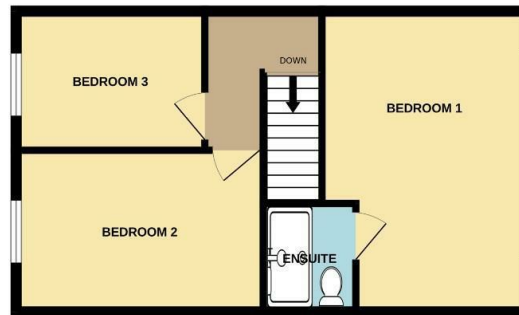
We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy 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



1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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