

100 Myrtlewood Road - Guide Price £375,000

Bury St. Edmunds Suffolk IP32 6TS



"Consistently providing outstanding service to our clients"

Features

- WELL PRESENTED FAMILY HOME
- MODERN OPEN PLAN KITCHEN/DINING ROOM
- ENTRANCE HALL, CLOAKROOM & SITTING ROOM
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM & EN SUITE SHOWER
- GARAGE & OFF ROAD PARKING
- GOOD SIZED WELL LAID OUT REAR GARDEN
- POPULAR AREA ON EDGE OF TOWN CLOSE TO COUNTRYSIDE

Located on the charming Myrtlewood Road in Marham Park this well-presented, light and airy detached family home offers the perfect blend of comfort and style. The area is well laid out with open green spaces and is on the edge of town close to open Countryside. The property is entered via a spacious Entrance Hall leading to the modern Kitchen/Dining Room with doors leading to the rear garden and the sitting room with a bay window overlooking the front aspect. The ground floor also offers a utility room/cloakroom and spacious entrance hall with stairs to first floor. On the first floor there are three well appointed double bedrooms with an En Suite to the Master Bedroom and a Family Bathroom.

Outside, a good-sized rear garden awaits, this is fully enclosed with a large terrace area leading to lawns. There is parking available for two vehicles and a generous 20' x 10'4" garage. Don't miss the opportunity to make this detached house your new home. With its desirable location and array of features, this property is sure to appeal.

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. Gas fired central heating

Tenure:

For sale FREEHOLD with vacant possession upon completion. There is an annual service charge for maintenance of grounds around Myrtlewood Road. This is £150.90 pa.

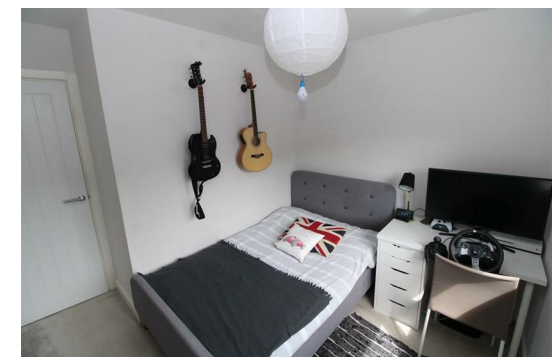
Local Authority & Council Tax Band:

West Suffolk District Council. Council Tax Band D

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.





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

Energy Efficiency Rating	
Very energy efficient - lower running costs	94
Current	
Potential	

The UK's number one property website

England & Wales

EU Directive 2002/91/EC

Not energy efficient - higher running costs

(1-20) G

(21-30) F

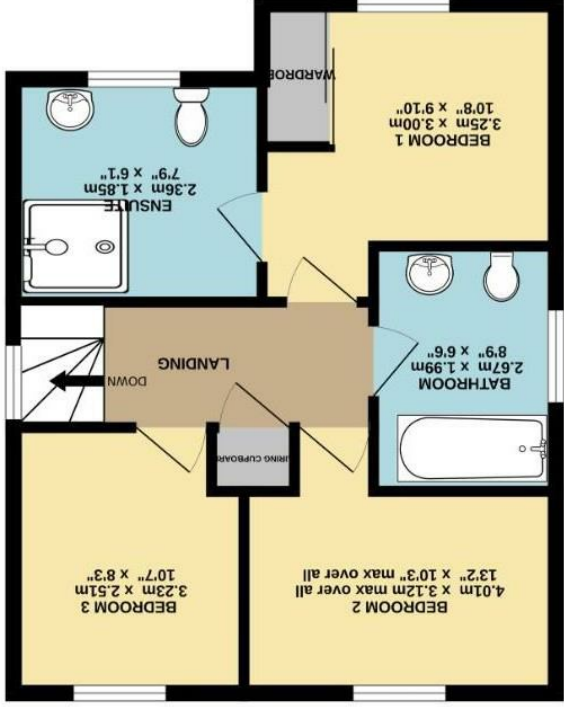
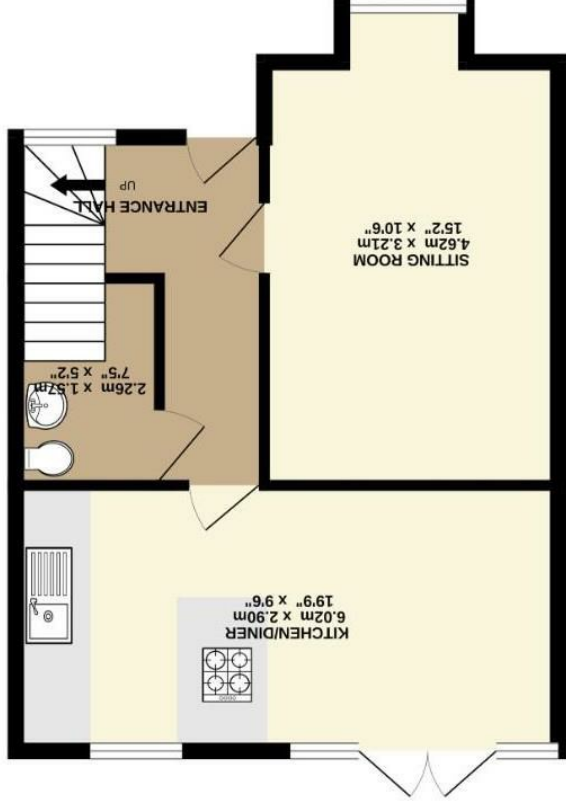
(31-50) E

(51-60) D

(61-70) C

(71-80) B

(81-90) A



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. 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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TOTAL FLOOR AREA: 85.3 sq.m. (918 sq.ft.) approx.

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