



38 Manning Road
Bury St. Edmunds, IP32 7GF
Guide Price £350,000

shires
residential

An attractive three storey town house which is situated on the eastern outskirts of the town in a sought after residential area. The property has beautifully presented accommodation comprising:- Entrance Hall, Sitting Room, Kitchen/Dining/Family Room, Cloakroom, 2 Bedrooms on first floor and a Master Bedroom Suite with En Suite Shower Room and Dressing Area. Outside there is a shared Cart Lodge and a good amount of off-road parking and a pleasant landscaped rear garden.

ENTRANCE HALL

Front door; coved ceiling; radiator; two telephone points; porcelain tiled flooring; stairs to first floor; door to sitting room.

SITTING ROOM

13'2" x 10'4"

Maximum measurement into recess 15'1" With front aspect bay window; coved ceiling; radiator; television and telephone points; useful under stairs recess

KITCHEN/DINING/FAMILY ROOM

18'0" x 13'6"

Kitchen/Dining Area with range of matching wall and floor mounted units with an extensive work surfaces covering; inset one and a half bowl sink and drainer with mixer tap over; separate drinking tap; inset four ring gas hob with double oven and grill under; extractor fan over; integral dishwasher; plumbing for washing machine; part tiled walls; space for upright fridge freezer; porcelain tiled flooring. Family Area with vaulted ceiling with Velux windows; double door to rear terrace and garden; radiator; door to inner hallway.

INNER HALLWAY

With wall mounted cupboards, space for tumble dryer; tiled flooring; double socket; coved ceiling; door to downstairs cloakroom (currently used as a utility area).

CLOAKROOM

With rear aspect frosted window; pedestal wash hand basin with splash back tiling; low level w.c.; radiator; coved ceiling; extractor fan.

ON THE FIRST FLOOR

LANDING

With coved ceiling; radiator; stairs to second floor; doors to bedrooms and bathroom.

BEDROOM TWO

13'6" x 8'9"

With two front aspect windows; radiator; coved ceiling; built-in double wardrobe with hanging rail and shelving.

BEDROOM THREE

10'0" x 7'0"

With rear aspect window; radiator; telephone point; coved ceiling.

BATHROOM

With rear aspect window; panelled bath; wash hand basin; low level w.c.; radiator.

ON THE SECOND FLOOR

SECOND LANDING

With coved ceiling; door to master suite.





MASTER BEDROOM SUITE

25'6" x 13'7"

Maximum measurements narrowing to 6'2 With two front aspect windows with views over the street and the town beyond; rear aspect window; coved ceiling; radiator; television and telephone points; airing cupboard housing gas fired boiler with shelving. Dressing Area with two built-in wardrobes with hanging rail and shelving; recessed spot lighting; loft access; radiator; door to en suite shower room.

EN SUITE SHOWER ROOM

With rear aspect frosted window; coved ceiling; extractor fan; fully tiled one and a half sized shower cubicle; low level w.c.; pedestal wash hand basin; bidet; radiator; part tiled walls.

OUTSIDE

The property has a landscaped front garden laid to lawn, beds, pathway leading to front door, block paved driveway providing off-road parking. The rear garden has two terraces, lawn, beds and borders and is enclosed by wooden panelled fencing and attractive redbrick wall with gate leading to parking area which then leads to Cart Lodge. The garden has outside tap and double power socket.

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, including the new Arc shopping centre. 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 - Tax Band D

TENURE

For sale FREEHOLD with vacant possession upon completion.

SERVICES

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

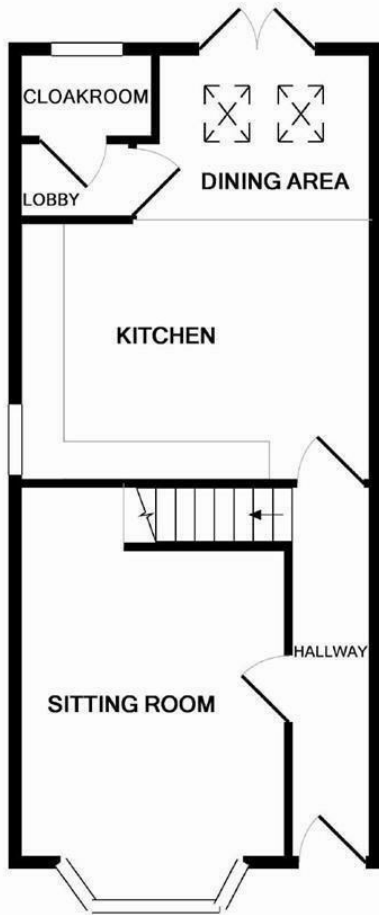
VIEWINGS

By appointment with the Sole agents Marshall Buck & Casson tel: 01284 705505.

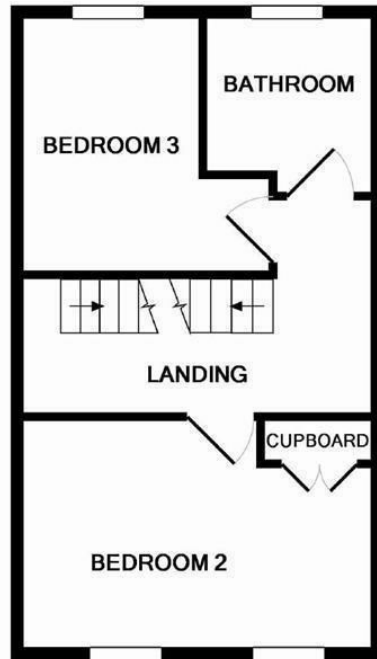
Anti-Money Laundering Regulations

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.

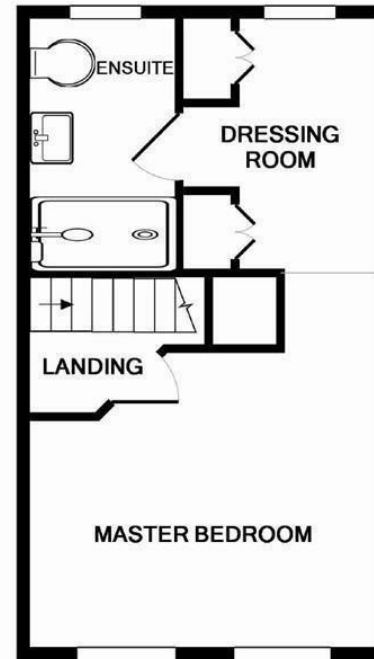




GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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			88
(81-91) B		77	
(69-80) C			
(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	