

17 Bulrush Crescent - Guide Price £365,000

Bury St. Edmunds Suffolk IP33 3ZE



"Consistently providing outstanding service to our clients"

The Property

Shires Residential are delighted to offer to the market this beautifully presented 3 bedroom town house located in a popular area only a short distance from the centre of Bury St Edmunds. The accommodation is arranged over three floors and comprises Entrance Hall, Cloakroom, Kitchen, Sitting/Dining Room with doors leading to the rear garden. On the first floor there are two Bedrooms both with built in wardrobes and a family bathroom, stairs lead to the second floor with the Master Bedroom Suite comprising Bedroom, Dressing Area with built in wardrobes and Bathroom. To the outside the property boasts a rear garden and garage. We would strongly recommended a viewing of this property to fully appreciate the location and the accommodation the property offers.

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 central heating

Tenure:

For sale FREEHOLD with vacant possession upon completion.

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.

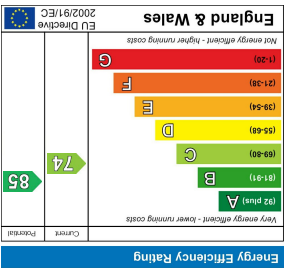
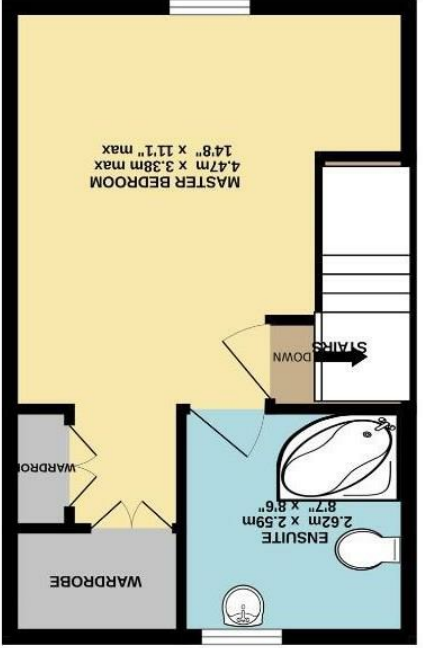
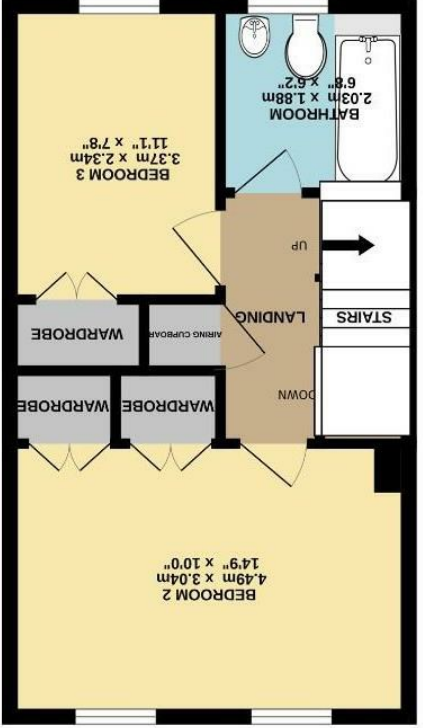
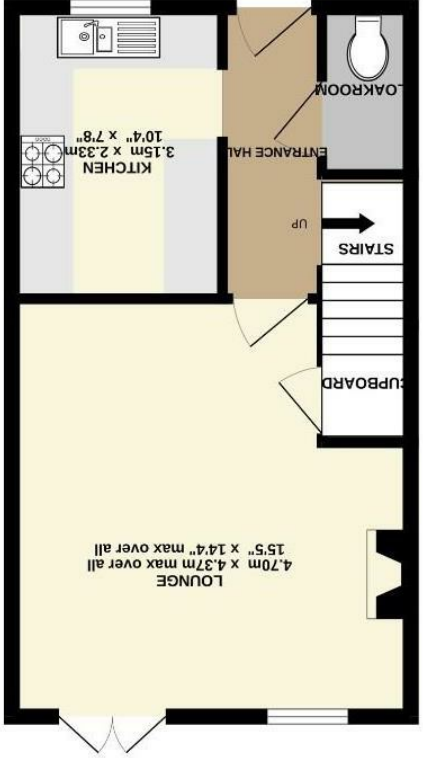
Features

- TOWN HOUSE
- SHORT WALKING DISTANCE TO THE TOWN CENTRE
- 3 DOUBLE BEDROOMS
- EN-SUITE & DRESSING AREA TO MAIN BEDROOM
- FAMILY BATHROOM & CLOAK ROOM
- LOUNGE/DINNER
- KITCHEN
- GARAGE WITH PARKING SPACE IN FRONT
- REAR GARDEN
- VIEWING STRONGLY ADVISED





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.



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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