

# 14 Daisy Avenue - Guide Price £450,000

Bury St. Edmunds Suffolk IP32 7PH



*"Consistently providing outstanding service to our clients"*



## The Property

Shires are delighted to offer for sale this beautifully presented, elegant four bedroom link-detached family home which is situated on the sought after Drovers Mead development of the Moreton Hall. The property has well laid out accommodation in brief comprising of Entrance Hall, Sitting Room, Stylish Kitchen/Dining Room, Garden Room, Utility, Cloakroom, Four Bedroom with En-suite to the master as well as Family Bathroom. The property also benefits from a garage with parking in front and a low maintenance garden. The property is being sold chain free. We would strongly recommend a viewing of this property to fully appreciate the delightful accommodation that the property offers and it sought after location.

## 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.

## Local Authority & Council Tax Band:

West Suffolk District Council. Council Tax Band D

## Tenure:

For sale FREEHOLD with vacant possession upon completion. The Garage is under a leasehold arrangement with no service charge or ground rent.

## Services:

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

## Anti Money Laundering Regulations

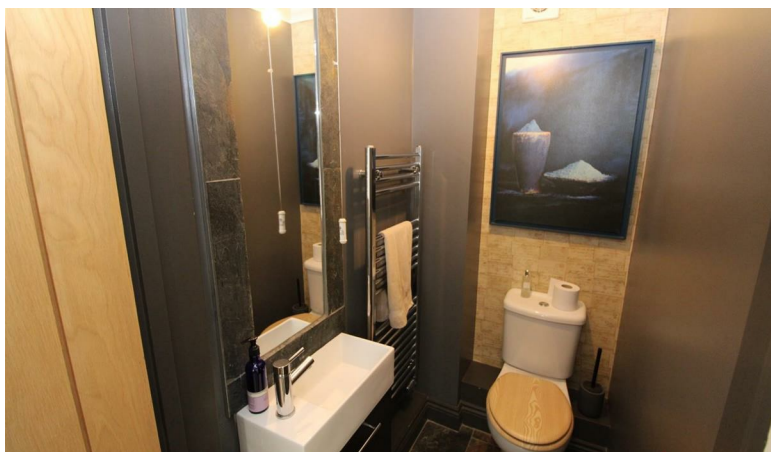
We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy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

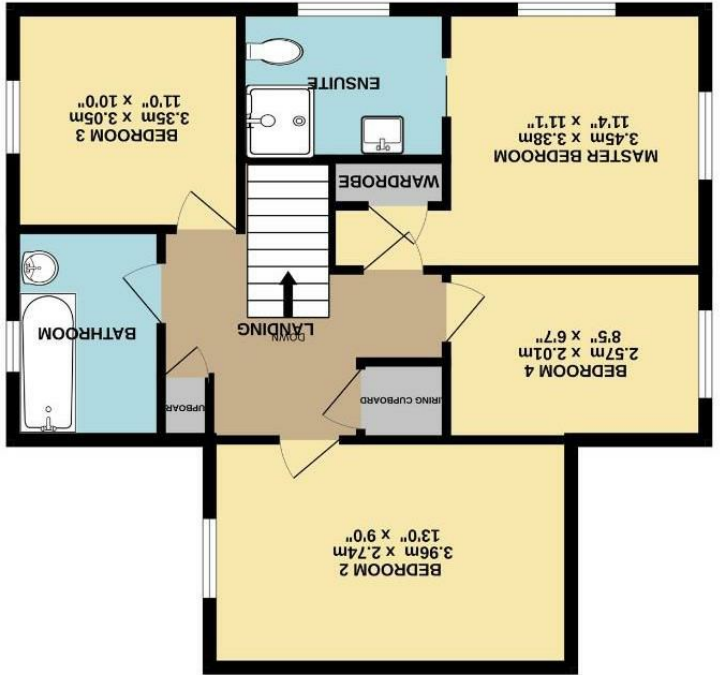
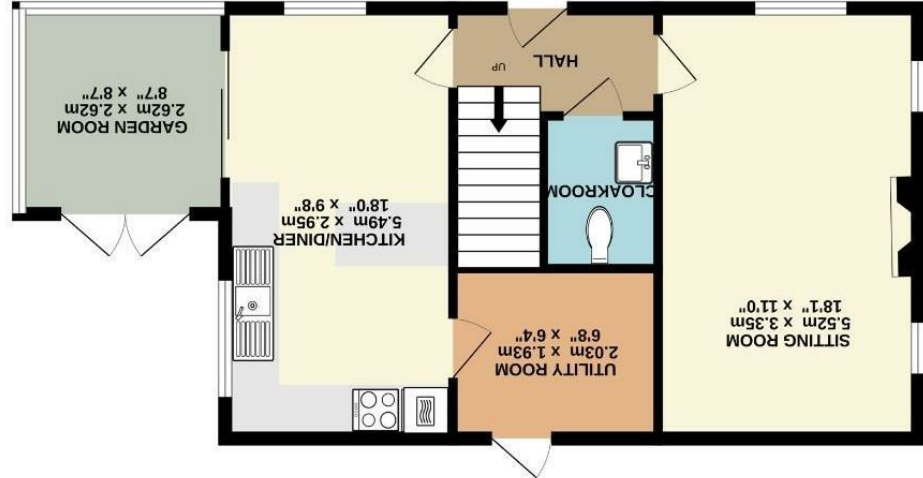
- LINK-DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED
- SOUGHT AFTER LOCATION
- FOUR BEDROOMS
- EN-SUITE AND FAMILY BATHROOM
- STYLISH KITCHEN/DINING ROOM
- TWO RECEPTION ROOMS
- UTILITY ROOM AND CLOAKROOM
- GARAGE WITH PARKING SPACE IN FRONT
- LOW MAINTENANCE GARDEN - NO ONWARD CHAIN







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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Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	G
Potential	

England & Wales  
EU Directive 2002/91/EC

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