

5 Blake Walk - Guide Price £225,000

Bury St. Edmunds Suffolk IP32 7PZ



"Consistently providing outstanding service to our clients"

- MODERN SPACIOUS MAISONETTE
- TUCKED AWAY LOCATION
- POPULAR RESIDENTIAL AREA CLOSE TO LOCAL SHOPS AND SCHOOLS
- GAS FIRED CENTRAL HEATING
- PRIVATE ENTRANCE HALL, GALLERIED LANDING
- OPEN PLAN SITTING/DINING ROOM/KITCHEN
- TWO BEDROOMS & BATHROOM
- ALLOCATED PARKING
- COUNCIL TAX BAND B
- NO ONWARD CHAIN - FREEHOLD



Shires Residential are delighted to offer for sale this spacious, well presented maisonette style property located in a favoured residential area on the Moreton Hall, close to local amenities and schools and with good access to the town centre. The property is located along an attractive pathway to the front but also has the benefit of vehicular access to the rear where there is also an allocated parking space. The accommodation is approached via a front door leading to the ground floor entrance hall with stairs leading to the first floor where there is a spacious galleried landing with a storage cupboard housing the modern gas fired boiler with Smart controls. The landing leads to all the first floor accommodation which comprises good size open plan Sitting/Dining Room/Kitchen which is light and airy being a dual aspect room and offers a gas hob, electric oven and space for appliances, there are two bedrooms and a bathroom with rainfall shower with a separate hand held shower over the bath. The property is offered for sale with the benefit of no onward chain and we highly recommend arranging a viewing to fully appreciate the accommodation on offer and the great 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.

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 B

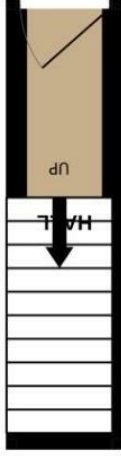
Anti Money Laundering Regulations

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.

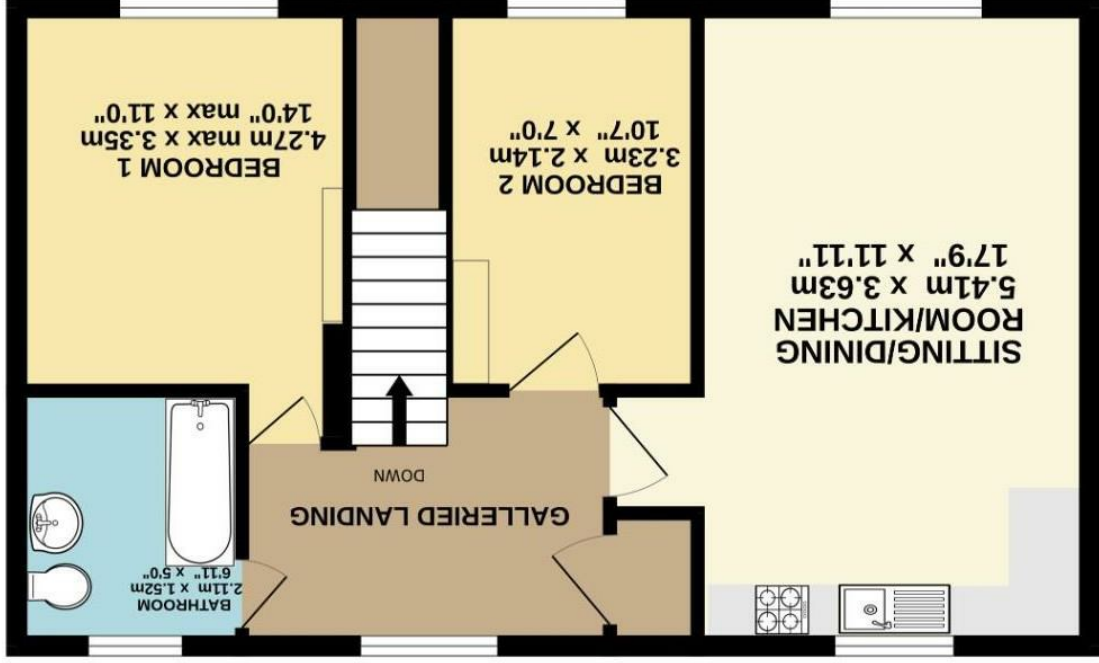




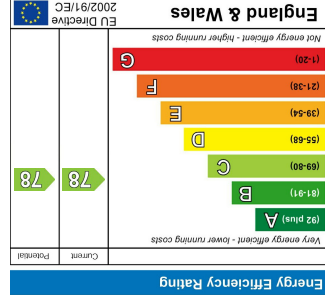
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.



GROUND FLOOR



FIRST FLOOR



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

Shires Residential
 15-17 Eastgate Street, Bury St Edmunds, Suffolk, IP33 1XX
 T: 01284 760770
 E: bury@shiresresidential.com
 www.shiresresidential.com