

# 127 York Road - Guide Price £340,000

Bury St. Edmunds IP33 3EE



*"Consistently providing outstanding service to our clients"*

## Features

- CHARMING PERIOD PROPERTY
- SOUGHT AFTER RESIDENTIAL AREA
- CLOSE TO THE TOWN CENTRE
- SYMPATHETICALLY UPDATED
- SITTING ROOM
- DINING ROOM
- REFITTED KITCHEN
- THREE BEDROOMS
- BATHROOM
- FRONT GARDEN & 100 FT REAR GARDEN ( SUBJECT TO MEASURING SURVEY)

## The Property

Shires Residential are delighted to offer for sale this charming period property which is located in a sought after residential area within close proximity of Bury St Edmunds town centre. Since the property has been in the ownership of the current vendors they have sympathetically updated the property giving it a homely, light and airy feel. Accommodation is set over two floors and consists of Entrance Hall, two Reception Rooms, refitted Kitchen, Bathroom and Three Bedrooms. Outside the property has a front garden and a sizable rear garden measuring approximately 100ft ( subject to measuring survey)



## 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.

## Agents Note

The terrace of properties has a right of way at the rear.

## Local Authority & Council Tax Band:

West Suffolk District Council. Council Tax Band B

## Tenure:

For sale FREEHOLD with vacant possession upon completion.

## 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.





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	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	80
Potential	53
EU Directive 2002/91/EC England & Wales	

TOTAL FLOOR AREA: 74.6 sq.m. (803 sq.ft.) approx.  
 What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are provided for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their quantity or quality can be given.  
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GROUND FLOOR  
74.6 sq.m. (803 sq.ft.) approx.