

# 3 Welham Lane - Offers In Excess Of £325,000

Risby Bury St. Edmunds IP28 6QS

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Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*

## Features

- LOCATED IN A DESIRABLE VILLAGE
- 3 BEDROOM SEMI DETACHED
- EXTENSIVELY REFURBISHED
- ENTRANCE HALL
- SITTING ROOM
- REFITTED KITCHEN/DINING ROOM
- 3 BEDROOMS
- STYLISH REFITTED BATHROOM
- REAR GARDEN BACKING ONTO FARMLAND
- VIEWING STRONGLY ADVISED - NO ONWARD CHAIN

## The Property

This beautifully presented 3 bedroom semi-detached property is located west of Bury in the village of Risby. The property has undergone an extensive refurbishment program, including a complete electrical re-wiring, along with a new modern kitchen and Bathroom. This stylish accommodation is set over two floors. As you enter the property, you are welcomed by a spacious hall, that take you into the sitting room, which features a fireplace and French-doors that lead you into the rear garden of the property, which backs onto Farmland. The Kitchen and Dining Room prominently present the properties refurbishments. Three Bedrooms occupy the first floor, along with the refurbished bathroom. Outside the property, sits a generously-sized front garden that extends over the garden pathway to the grass area beyond. The rear garden is laid to lawn with a paved patio area and is enclosed by hedging and fencing.

### Risby:

Risby is an attractive village conveniently situated about four and a half miles to the west of Bury St. Edmunds with good access to the A14 Ipswich to Cambridge dual carriageway with fast road access to the East Coast, the Midlands and London via the M11. Newmarket is about 9 miles away to the west and, like Bury St. Edmunds, has a good range of shopping, schooling and leisure amenities as well as a railway station. The village amenities include a primary school and pre-school, a well-supported village hall which offers a variety of activities and classes, a playing field with play equipment and adult gym equipment on it and a multi use games area (MUGA). There is also a pub called the Crown and Castle, Lizzie's cafe, the Risby Barn shopping area and a farm shop along Newmarket Road.

### Services:

Mains services are connected including water, electricity and drainage. Electric heating

### Local Authority & Council Tax Band:

West Suffolk District Council. Council Tax Band b

### Tenure:

For sale FREEHOLD with vacant possession upon completion.

### 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.

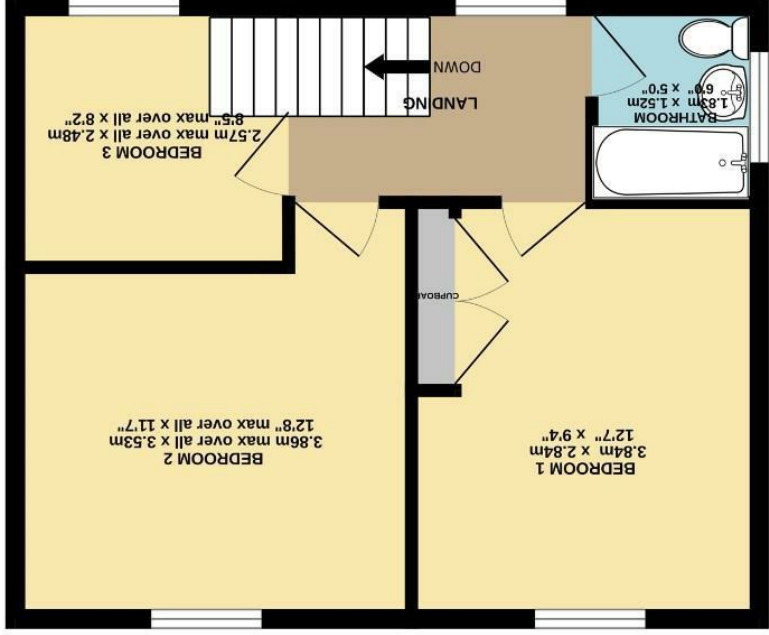
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	
Potential	

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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TOTAL FLOOR AREA: 74.6 sq.m. (803 sq.ft.) approx.



GROUND FLOOR  
37.0 sq.m. (398 sq.ft.) approx.



1ST FLOOR  
37.6 sq.m. (405 sq.ft.) approx.