

76 Anderson Walk - Guide Price £240,000

Bury St. Edmunds Suffolk IP32 6QP

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Features

- MODERN END OF TERRACE HOUSE
- CUL DE SAC LOCATION CLOSE TO AMENITIES
- HALL, SITTING/DINING ROOM
- MODERN KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS, BATHROOM
- GARAGE & DRIVEWAY PARKING
- GARDENS
- GAS FIRED CENTRAL HEATING - EPC C
- WELL PRESENTED ACCOMMODATION

The Property

Shires Residential are pleased to offer for sale this charming two bedroom end of terrace house is ideally situated on Anderson Walk, a cul de sac location on the outskirts of Bury St Edmunds yet close to local amenities and facilities. The property features a modern kitchen/breakfast room, sitting/dining room with stairs to first floor, a landing leading to the two double bedrooms and a bathroom. The property is well presented and offers a sleek and contemporary feel. Additional benefits include a beautifully presented garden and a garage and driveway, providing convenient parking and extra storage space.

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 B

Anti Money Laundering Regulations

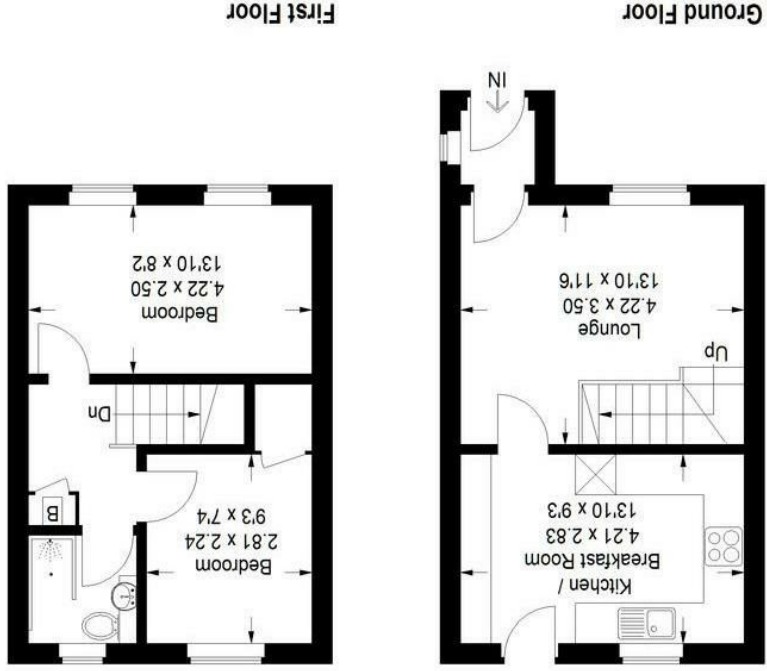
We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy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



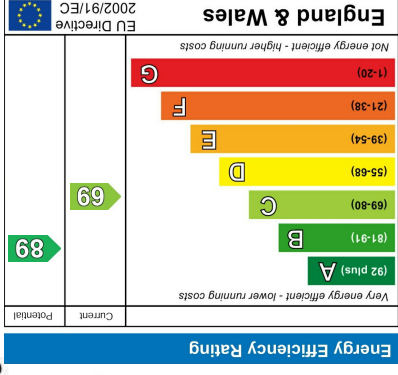


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided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

Approximate Gross Internal Area
56.5 sq m / 608 sq ft



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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