

# 8 Prigg Walk - Guide Price £220,000

Bury St. Edmunds IP32 6PP

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Estate & Letting Agents



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## Features

- END TERRACE
- TWO DOUBLE BEDROOMS
- SITTING ROOM
- KITCHEN/DINER
- BATHROOM
- FRONT AND REAR GARDENS
- NO ONWARD CHAIN
- NORTHERN OUTSKIRTS OF THE TOWN
- GAS FIRED CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES AND SCHOOLS

A good size two double Bedroom property, which is located on the northern outskirts of Bury St Edmunds close to local amenities and schools. The home offers well laid out accommodation set over two floors comprising Porch, Entrance Hall, Sitting Room, Kitchen/Diner. On the First floor there are Two Double Bedrooms and Bathroom. Outside The front garden is low maintenance with a pathway to the front door. The rear garden has a patio area and artificial lawn area, a brick build shed and is enclosed by brick walling.

## 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 B

## Services:

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

## 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.

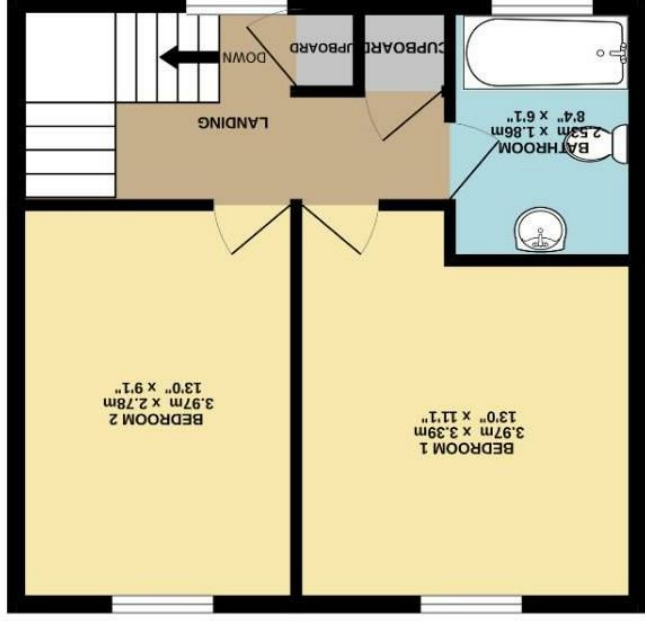
Energy Efficiency Rating	
Current	Potential
68	68
Very energy efficient - lower running costs (92 plus) A (61-91) B (69-80) C (65-69) D (55-64) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	

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 : 74.7 sq.m. (804 sq.ft.) approx.



GROUND FLOOR (410 sq.ft.) approx.



1ST FLOOR (36.7 sq.m. (395 sq.ft.) approx.