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Estate & Letting Agents

4 Grange Close, Woolpit - Guide Price £250,000

Bury St Edmunds Suffolk IP30 9XW



"Consistently providing outstanding service to our clients"

- EPC RATING B
- MODERN TERRACED HOME
- WELL SERVED AND SOUGHT AFTER VILLAGE
- TWO DOUBLE BEDROOMS
- KITCHEN/DINING ROOM & SITTING ROOM
- CLOAKROOM & BATHROOM
- AIR SOURCE PUMP TO RADIATORS
- TWO ALLOCATED PARKING SPACES
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN



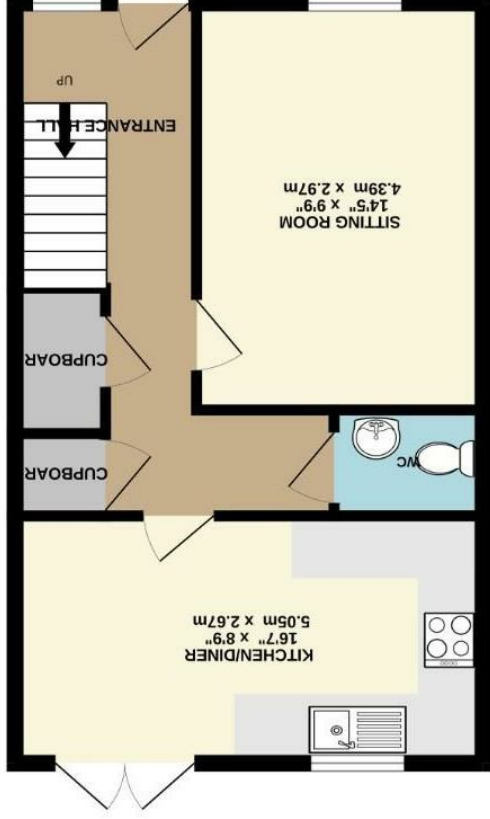
We are delighted to offer for sale this modern, two double bedroomed terraced home, constructed by Landex Home and situated in the highly regarded Suffolk village and only a short distance from all the amenities. The property offers beautifully presented and well laid out accommodation of Entrance Hall with two large built in cupboards, Sitting Room, Cloakroom, Kitchen/Dining Room with french doors to the rear garden, Landing with airing cupboard and storage cupboard, Two Double Bedrooms, Bathroom. To the outside there is an enclosed rear garden and two allocated parking spaces. The property has an air source heat pump to radiators. The property is located on a modern well planned development with open places, visitor parking and a play park. There is a management charge payable for the upkeep and maintenance of these areas which is to be confirmed. Viewing is strongly recommended to appreciate the location and accommodation on offer.



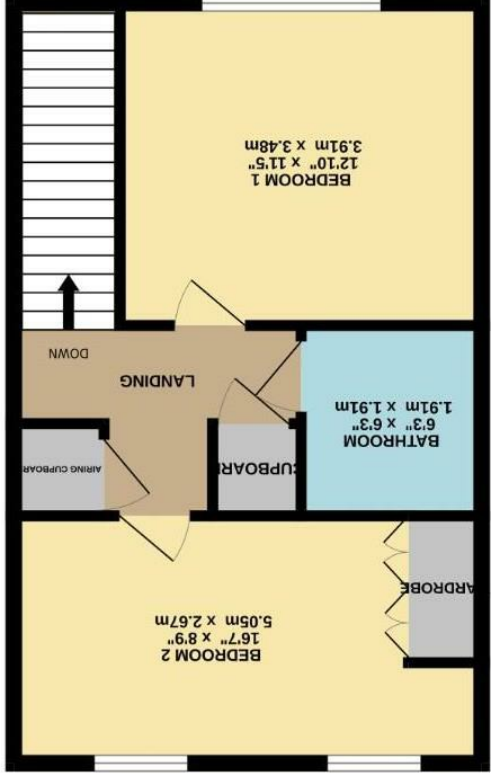


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



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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