

15A Orchard Close - Guide Price £275,000

Rougham Bury St Edmunds Suffolk IP30 9NJ

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

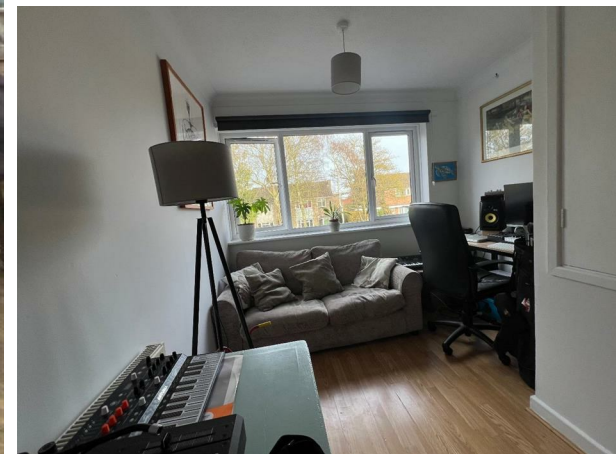
Features

- MODERN END OF TERRACE HOUSE
- POPULAR VILLAGE LOCATION
- BACKING ONTO OPEN FIELDS
- DRIVEWAY PARKING FOR TWO CARS,
- SITTING ROOM, DINING ROOM, KITCHEN
- THREE BEDROOMS, FAMILY BATHROOM
- GAS FIRED CENTRAL HEATING
- COUNCIL TAX BAND B, EPC C
- GARAGE EN BLOCK AND ADDITIONAL PARKING SPACE
- TIMBER OUTBUILDING WITH POWER AND EAVES STORAGE

The Property

Shires are pleased to offer for sale this end of terrace three bedroom family home in a cul de sac location overlooking open fields to the rear with views towards Rougham Church. The accommodation offers Entrance Porch, Sitting Room, Dining Room with doors to rear garden, Kitchen with door to garden, Landing, 3 good size Bedrooms, Family Bathroom. The property has driveway parking for two cars and a garage in a block nearby with an additional parking space in front. The rear garden overlooks open fields to the rear and has a good size shed/outbuilding (11'2" x 10'5") with power connected and eaves storage. The property has gas fired central heating. Rougham is a popular village surrounded by countryside located to the east of Bury St Edmunds with good access to the A14. The village offers a good Primary School, a Post Office/Village Stores and a Public House. We strongly recommend arranging a viewing to fully 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.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs
A (92 plus)	G (17-20)
B (81-91)	F (121-20)
C (69-80)	E (139-54)
D (55-69)	
69	
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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