

# 42 Codling Road - Guide Price £250,000

Bury St. Edmunds IP32 7HF

# shires

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# Guide Price £250,000

## Features

- CHAIN FREE
- 3 BEDROOM END OF TERRACE HOUSE
- GARAGE TO SIDE AND DRIVE
- GAS RADIATOR HEATING SYSTEM
- ENCLOSED REAR GARDEN
- LOUNGE & KITCHEN/DINER
- FIRST FLOOR FAMILY BATHROOM/WC
- POPULAR MORETON HALL AREA OF TOWN
- CALL US NOW TO BOOK YOUR VIEWING

## The Property

Nestled in the sought-after Moreton Hall area of Bury St. Edmunds, this charming end-terrace house on Codling Road presents an excellent opportunity for families and first-time buyers alike. The property boasts three bedrooms and a family bathroom to the first floor. On the ground floor the reception room leads on to the kitchen/diner, which has doors opening on to the garden.

With gas radiator heating throughout, you can enjoy a warm and comfortable atmosphere during the colder months. The property also benefits from a garage at the side, along with a driveway that accommodates one additional vehicle, offering valuable off-road parking in this popular residential area.

Being chain-free, this home allows for a smooth and straightforward purchasing process, making it an attractive option for those looking to move quickly. The Moreton Hall area is well-regarded and is accessible to local amenities, schools, and parks, making it an ideal location for families.


In summary, this three-bedroom end-terrace house on Codling Road is a delightful find, combining practicality with a welcoming atmosphere in a desirable neighbourhood. Don't miss the chance to make this lovely property your new home.







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   |           |          |
|--|-----------|----------|
| England & Wales  |           |          |
| EU Directive 2002/91/EC  |           |          |
| Not energy efficient - higher running costs  |           |          |
|  | G         | (1-20)   |
|  | F         | (21-30)  |
|  | E         | (31-40)  |
|  | D         | (41-50)  |
|  | C         | (51-60)  |
|  | B         | (61-80)  |
| Very energy efficient - lower running costs  | A         | (81-100) |
|  | (92 plus) |          |
| Current  | 88        |          |
| Potential  | 71        |          |

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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