

2 Highbury Crescent

Bury St. Edmunds Suffolk IP33 3RS

- Guide Price £400,000

shires

Estate & Letting Agents



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Features

- SEMI DETACHED BUNGALOW
- FAVOURED WESTERN SIDE OF TOWN CLOSE TO SCHOOLS AND WEST SUFFOLK COLLEGE
- CORNER PLOT WITH DRIVEWAY PARKING FOR FIVE VEHICLES
- ENCLOSED REAR GARDEN
- HALL, SITTING ROOM, MODERN KITCHEN/DINING ROOM
- THREE BEDROOMS, EN SUITE SHOWER ROOM TO BEDROOM ONE
- BATHROOM, REAR STORE/UTILITY
- GAS FIRED CENTRAL HEATING
- WELL PRESENTED ACCOMMODATION
- NO ONWARD CHAIN



The Property

Shires Residential are delighted to offer for sale this detached bungalow located on a corner plot in a favoured residential area to the western side of the town centre and close to local schools, West Suffolk College and amenities.

The property benefits from Gas Fired Central Heating and offers accommodation of Entrance Hall, Kitchen/Dining Room overlooking the rear garden, Sitting Room with bay window, Bedroom One with En Suite Shower Room, 2 Further Bedrooms, Family Bathroom, Rear Store/Utility.

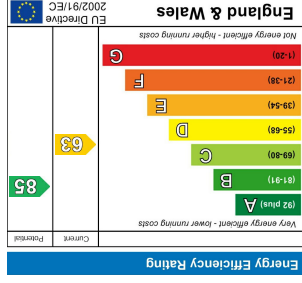
The property is set back from the road with a gravelled driveway providing off road parking for five vehicles and an enclosed rear garden.

We strongly recommend viewing to fully appreciate the accommodation on offer and the location.





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.



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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GROUND FLOOR
78.3 sq.m. (842 sq.ft.) approx.