

# 7 Yew Tree Court - Offers Over £160,000

Bury St. Edmunds IP33 2JF

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Estate & Letting Agents



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## Features

- CHAIN FREE
- 2 BEDROOM GROUND FLOOR APARTMENT
- OWN PARKING SPACE PLUS VISITORS PARKING
- CLOSE TO LOCAL SHOPS INCLUDING TESCO EXPRESS
- CLOSE TO WEST SUFFOLK HOSPITAL
- GAS RADIATOR HEATING
- 980 YEAR LEASE
- 20'1 LOUNGE/DINER
- 4 PIECE BATH/SHOWER ROOM/WC
- CHEAP GROUND RENT/SERVICE CHARGE

## The Property

Welcome to Yew Tree Court, a ground floor flat located in Bury St. Edmunds, with a spacious sitting/dining room along with two well-proportioned bedrooms, and a bath/shower room.

This property boasts the added benefit of being chain-free, and is equipped with gas radiator heating and double glazing, ensuring a cosy environment throughout the year while also promoting energy efficiency.

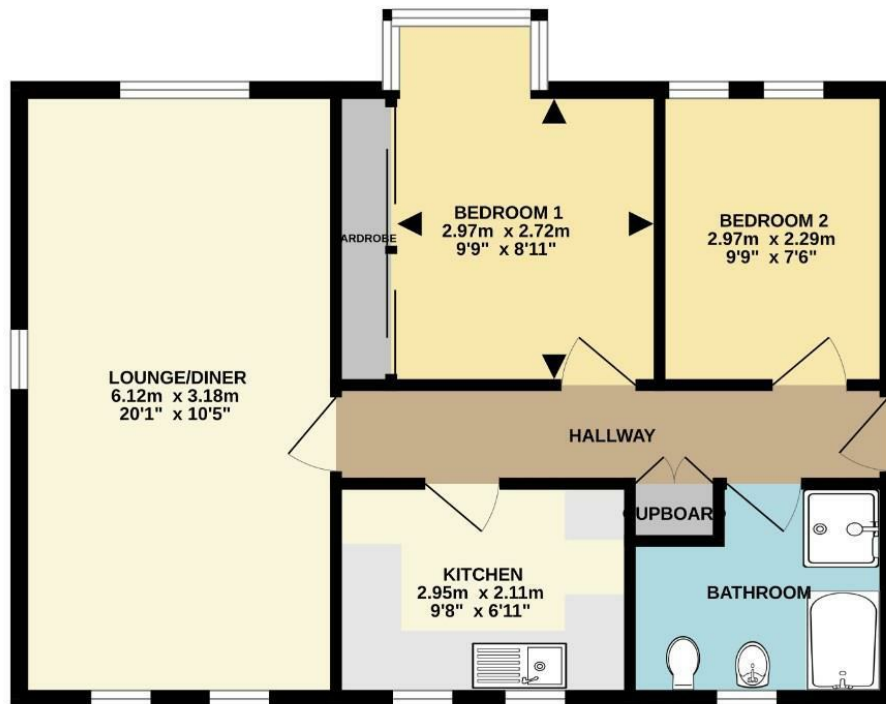
Parking is a breeze with an allocated space, along with additional visitor spaces available for guests. The location is particularly advantageous, as it is within easy reach of local shops and the West Suffolk Hospital, providing all the necessary amenities right at your doorstep.

In summary, this flat in Yew Tree Court presents an excellent opportunity for those seeking a comfortable and accessible living space in Bury St. Edmunds. We invite you to arrange a viewing and discover the potential of your new home.





## GROUND FLOOR

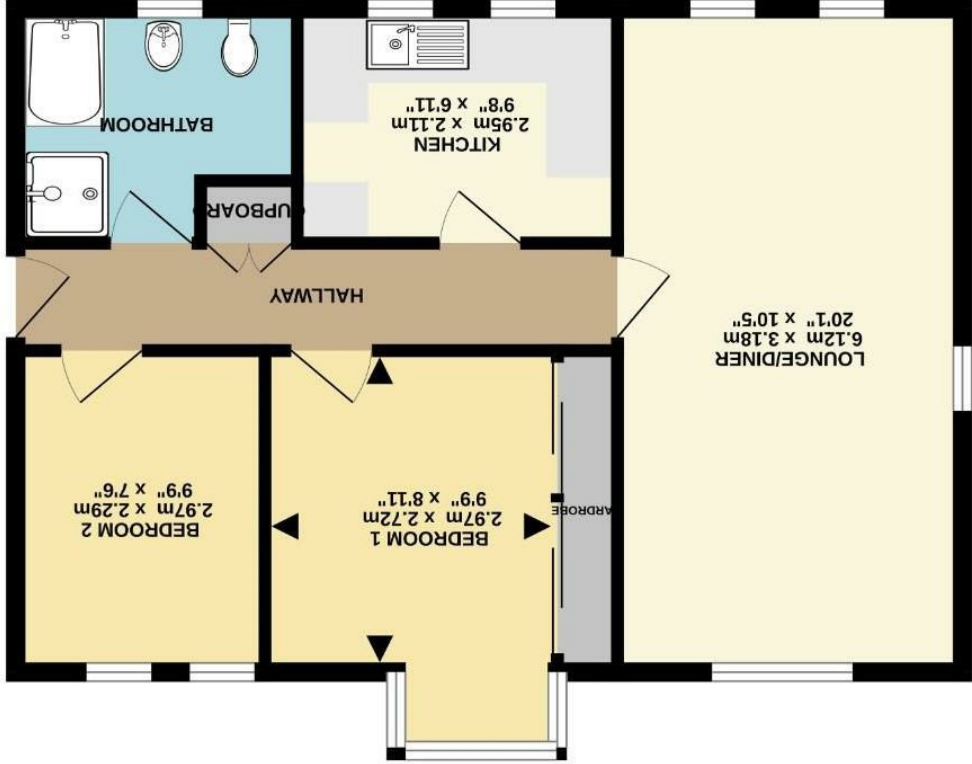


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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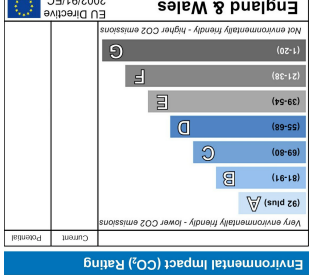
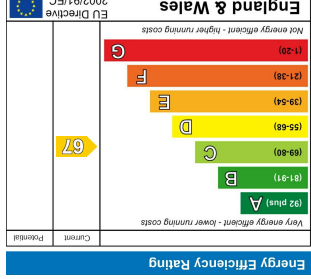


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided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



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