



46 Abbotsbury Road  
Bury St. Edmunds, Suffolk IP33 2HP  
Guide Price £255,000

**shires**  
residential



Shires Residential sales are delighted to offer for sale this beautifully presented, semi detached, two double bedroom bungalow. Located on the south western outskirts of the town centre in a popular residential area. The property has entrance hall, sitting room, kitchen, two double bedrooms, shower room. To the outside is a front garden with pedestrian only access to the front, to the rear is a garage and block paved parking area. We would strongly recommend a viewing of this property to fully appreciate the accommodation and it's location.

Entrance door opening into

#### **ENTRANCE HALL**

Door to kitchen and sitting room. Built in good size cupboard with shelving, cupboard above.

#### **KITCHEN**

8'8 x 8'9 (2.64m x 2.67m)

Window to side aspect. Back door leading to side path. The kitchen has a range of matching wall and floor mounted units with work surface covering, inset single sink and drainer with mixer tap over. Space for electric cooker. Space and plumbing for washing machine. Space for upright fridge freezer.

#### **SITTING ROOM**

16'1 x 11'10 (4.90m x 3.61m)

Large window to front aspect, nice outlook over the front garden and green area beyond. A lovely feature of the room is the gas coal effect fire with wooden surround and mantel (not in use). Door to

#### **INNER HALLWAY**

Loft access. Large built in cupboard with shelving and houses the wall mounted Baxi gas fired boiler. Doors to bedrooms and bathroom.

#### **BEDROOM ONE**

12' x 10'5 (3.66m x 3.18m)

Window to rear aspect overlooking the rear garden.

#### **BEDROOM TWO**

13'4 x 8'8 (4.06m x 2.64m )

Currently used as a study/dining area by the current owners. Double French doors leading out to the rear terrace and garden with glazed window panels either side.

#### **BATHROOM**

7' x 5'7 (2.13m x 1.70m)

Frosted window to side aspect. Contemporary style suite with a large walk in double shower. (Mains shower). Vanity unit housing the wash hand basin and low level flush WC. Floating drawer unit. Wall mounted heated towel rail.







## **OUTSIDE**

To the front - the property is approached via a pedestrian only pathway where the path leads to the front door. The front garden is mainly laid to lawn with well stocked beds and borders. Side gate taking you to the side path leads onto the rear garden. Outside tap. The rear garden has a block paved terrace area, the remainder of the garden is mainly laid to lawn. Well stocked beds and borders, enclosed by wooden panel fencing. Garden shed. Gateway leading out to the parking area. Block paved parking bay. Single garage with up and over door, power and light connected. Private door out to the rear garden. The garage measures 17'2 x 8'5.

## **Bury St Edmunds:**

Bury St. Edmunds is one of Suffolk's most attractive market towns and it affords excellent educational, recreational and cultural amenities including the Abbey Gardens and its ruins, the Theatre Royal, Art Gallery and Cathedral Church of St. James together with extensive shopping facilities. The A14 trunk road gives fast access to Ipswich, the east coast, Cambridge, the Midlands, Stansted Airport and London via the M11 and there is also an indirect rail connection to London.

## **Services:**

Mains services are connected including gas, water, electricity and drainage. Gas fired central heating

## **Tenure:**

For sale FREEHOLD with vacant possession upon completion.

## **Local Authority & Council Tax Band:**

West Suffolk District Council. Council Tax Band B

## **Anti Money Laundering Regulations**

We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.



GROUND FLOOR



HOUSE

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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