



York Road

Bury St Edmunds, IP33 3EE

Offers In Excess Of £275,000

Charming 2-bedroom end of terrace home on York Road offering a wonderful opportunity to enjoy character living in a desirable location. With lovely living spaces, generous gardens, and a prime spot close to local amenities.



Property Features

- Charming 2 bedroom end of terrace character home
- Inviting living room featuring a log burning stove
- Spacious master bedroom with ample natural light
- Generous front and rear gardens, perfect for outdoor living
- High ceilings offering a sense of space and grandeur
- Plenty of potential to make the home your own
- Prime location with easy access to the heart of Bury St Edmunds
- First floor bathroom for convenience

culinary delights. Upstairs, the first floor boasts a landing that connects two well-sized bedrooms, including the generously sized master bedroom, and a conveniently located bathroom.

The exterior of the property features both front and rear gardens, offering potential for outdoor enjoyment and landscaping. Being located in a central area, residents benefit from nearby schools, with excellent options in the school catchment.

Tenure: Freehold

Council Tax Band: West Suffolk - C

Services: Mains Gas, Water & Electric

Parking: Permit parking on street

FULL DESCRIPTION

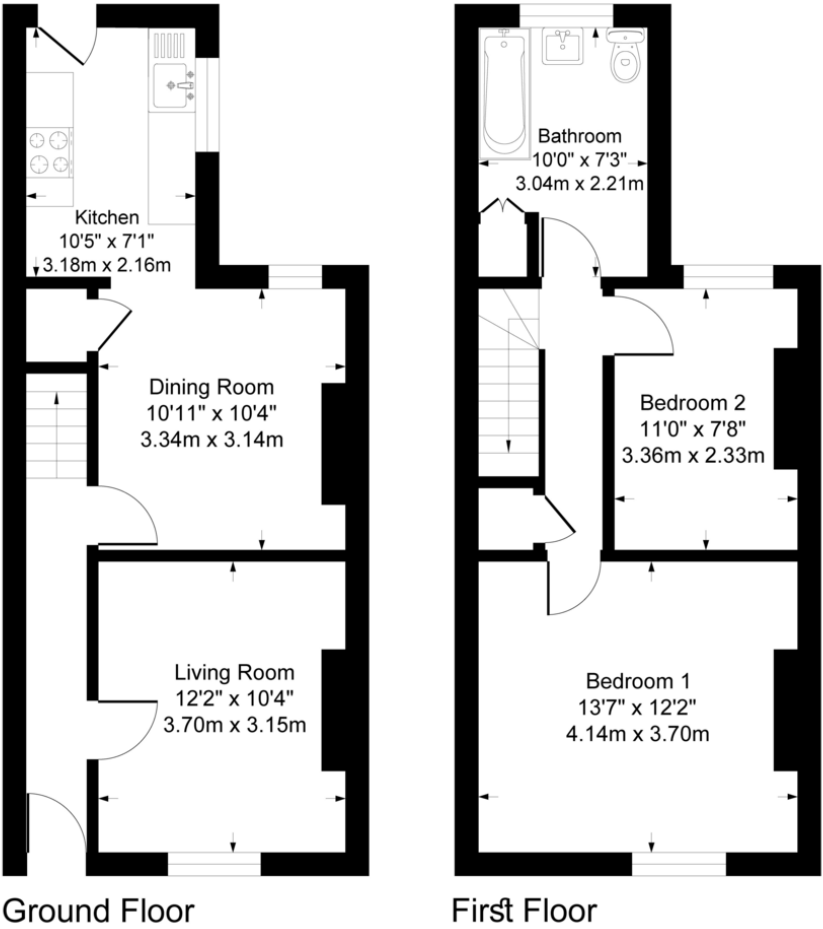
The property is conveniently located within easy walking distance of Bury St Edmunds town centre, offering a wealth of amenities, shops, and dining experiences. Additionally, it is within close proximity to West Suffolk College and provides easy access to the A14, making commuting a breeze. This neighborhood strikes a perfect balance between urban convenience and suburban tranquility.

As you enter the ground floor, you will find an inviting entrance hall that leads to a spacious living room and dining room, perfect for entertaining or family gatherings. The kitchen completes this level, providing a functional space for





Approximate Gross Internal Area
783 sq ft - 73 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements