



TOLLGATE LANE

BURY ST. EDMUNDS, IP32 6BS

£325,000

FREEHOLD

Chilterns

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Chilterns

Are you searching for a family home within walking distance of the town centre of Bury St Edmunds? Look no further than this three bedroom semi detached house with no onward chain!

General

Chilterns are pleased to bring this three bedroom semi-detached family home to the market which is situated within walking distance of the town centre of Bury St Edmunds. The property benefits from modern kitchen and bathroom suites and off-road parking to rear, all whilst being offered to the market on a chain free basis! An early viewing is highly recommended.

Description

Local Authority: West Suffolk Council

Council Tax: D - £2,086





SITUATION LOCATION

Bury St Edmunds is a historic market town in Suffolk with richly fascinating heritage. Its striking combination of medieval architecture, elegant Georgian squares and Cathedral and Abbey Gardens provide a distinctive visual charm. This home has excellent access to the A14, A11 and the railway station which has links to mainline services to Cambridge, London's Liverpool Street and Kings Cross.

ENTRANCE HALL UPVC sealed unit double door to front, laminate flooring, storage cupboard, radiator, access to:

WC Fitted two piece suite comprising; WC, pedestal wash basin, tiled flooring, half tiled walls, UPVC sealed unit double glazed window to front, radiator.

LOUNGE Wood burner, UPVC sealed unit double glazed window to front, vinyl flooring, radiator, access to:

DINING ROOM UPVC sealed unit double glazed window bi-folding doors to rear, vinyl flooring, radiator, open plan aspect to:

KITCHEN Fitted with a range of base and wall mounted kitchen units with work surfaces over incorporating one and a half bowl sink unit with mixer tap over, integrated oven and hob with extractor fan over, spotlighting, cupboard housing gas boiler, integrated slimline dishwasher and washing machine, space for American style fridge freezer, laminate flooring.





LANDING Doors to all first floor accommodation, UPVC sealed unit double glazed window to rear, radiator.

BEDROOM ONE Fitted wardrobe cupboards, UPVC sealed unit double glazed window to rear and side, fitted carpet, radiator.

BEDROOM TWO UPVC sealed unit double glazed window to front, fitted carpet, radiator.

BEDROOM THREE UPVC sealed unit double glazed window to front, fitted carpet, radiator.

BATHROOM Fitted three piece suite comprising; WC, pedestal wash basin, panelled bath with shower over, part tiled walls, tiled flooring, heated towel rail, UPVC sealed unit double glazed window to side.

OUTSIDE The front of the property is mainly laid to lawn with pathway leading to front entrance door and partly enclosed by hedging.

The rear garden is mainly laid to lawn with a paved patio area and garden shed, the rear is fully enclosed by wooden fencing.

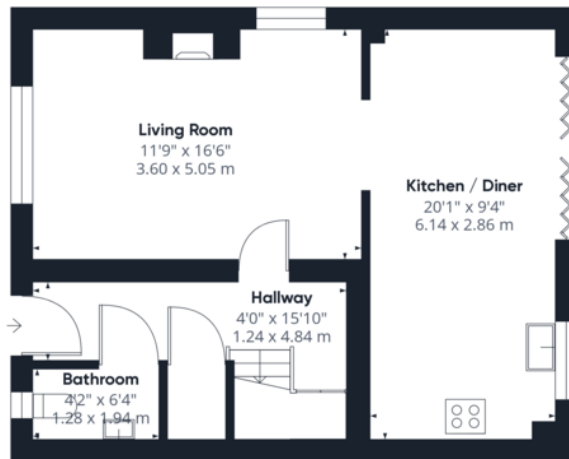
SERVICES Mains services including electricity, gas central heating, water and drainage are connected to the property.

EPC EPC C.

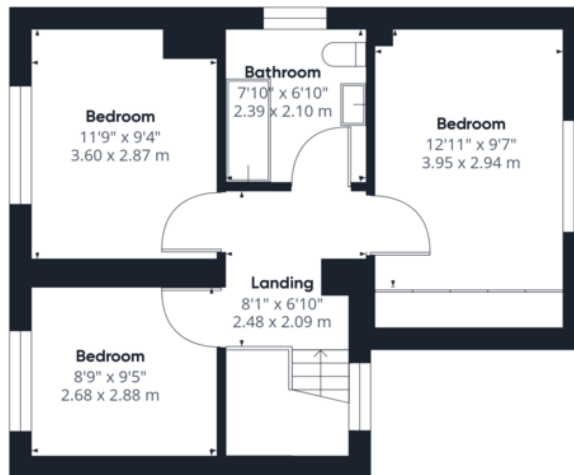
COUNCIL TAX Band D.







Ground Floor



Floor 1

Approximate total area⁽¹⁾
951.65 ft²
88.41 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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