

oakheart

£210,000

Offers In Excess Of  
Boby Road, Bury St. Edmunds



Situated in a desirable location, this well-presented three-bedroom end of terrace house offers generous living space, a well-proportioned garden, and excellent convenience for families or professionals alike.

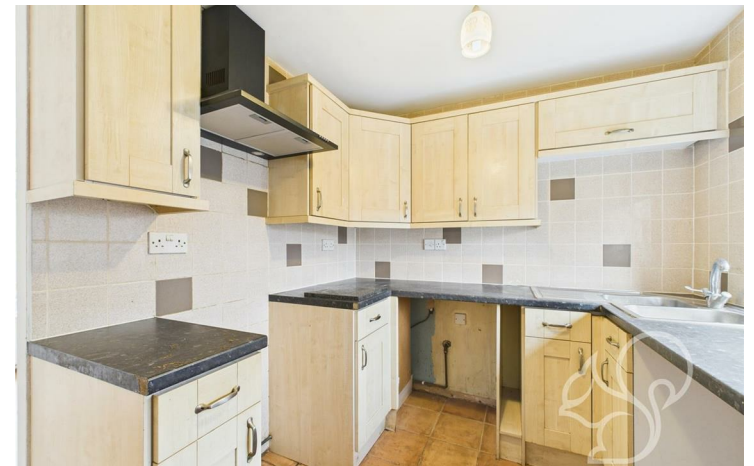
The property boasts a full-length living room, allowing plenty of natural light to flow through, with sliding doors providing seamless access to the rear garden. The kitchen is a great size and leads into a separate

dining room, perfect for family meals or entertaining guests. A practical downstairs shower room adds to the convenience of this home.

Upstairs, you will find three well-sized double bedrooms, offering ample space for rest and relaxation. The family bathroom is also well-proportioned, catering to the needs of a growing household.

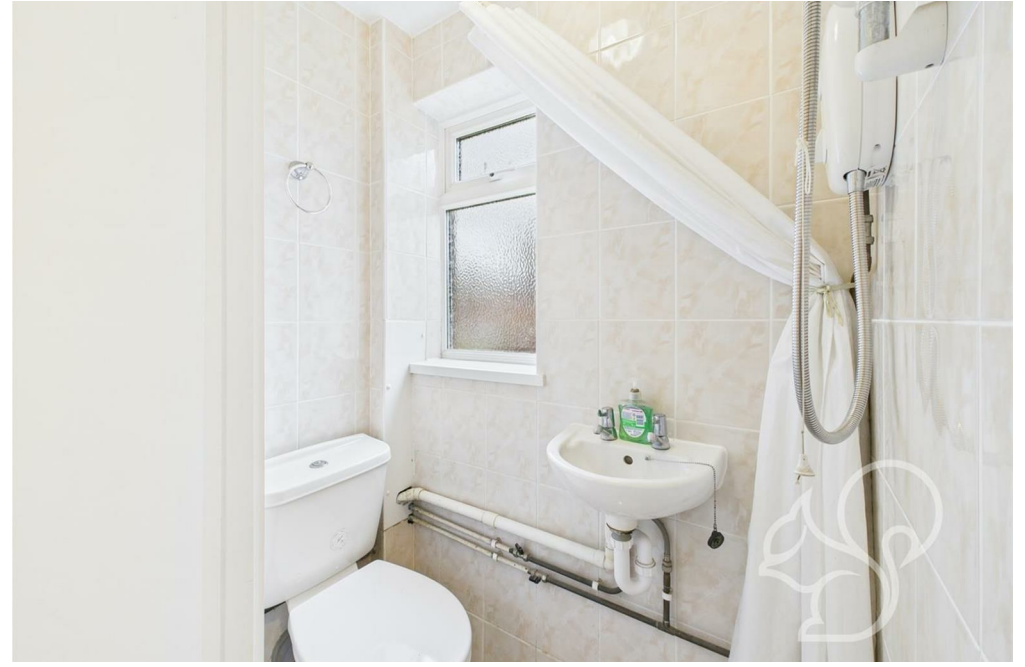
The rear garden is a standout feature, offering a lovely laid-to-lawn area for outdoor enjoyment, along with a brick-built storage shed for added practicality.

With its excellent layout, spacious rooms, and convenient location, this property is a fantastic opportunity for those seeking a comfortable and well-located home in Bury St Edmunds.

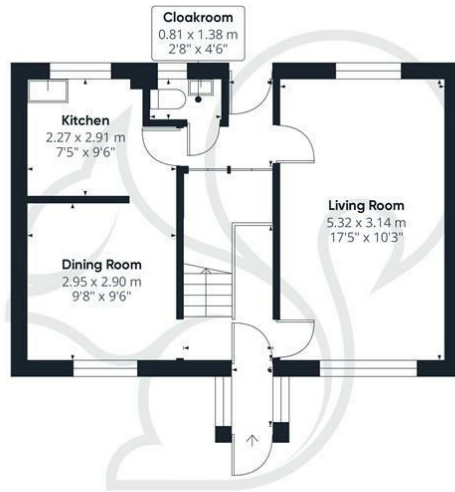












Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
80.81 m<sup>2</sup>  
869.84 ft<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</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	

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

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