

**oakheart**



£100,000

Offers In Excess Of

Tayfen Road, Bury St. Edmunds

Situated on Tayfen Road, this well-presented first floor purpose built flat occupies a convenient position within easy reach of Bury St Edmunds town centre. The location is ideal for its excellent range of local amenities, including shops, cafés and leisure facilities, along with strong transport links and nearby green spaces. Offering a good level of practicality, the property presents a superb opportunity for first-time buyers taking their first step onto the property ladder, as well as investors seeking a dependable and attractive addition to their portfolio.

The property is accessed via a stairway leading to the first floor, where the private entrance door can be found. Upon entering, you are welcomed by an

entrance hall. To the left of the hallway is the bathroom, fitted with a white suite and benefiting from a side facing window for natural light and ventilation. On the Opposite side of the hallway is the bedroom, also enjoying a side window and featuring a useful built in wardrobe, ideal for maximising storage.

The lounge sits at the end of the hallway and is a real highlight of the property, offering a generous and versatile living space. A large rear-facing window floods the room with natural light, creating an inviting area to relax. Additional built-in storage can be found here, along with access to the kitchen/diner.

The modern kitchen/diner is well laid out and enjoys two front facing windows.

It offers an excellent range of wall and base units, ample worktop space, an integrated dishwasher, and space for a fridge and freezer. Completing the kitchen is a practical utility room, providing further storage and space for a washing machine.

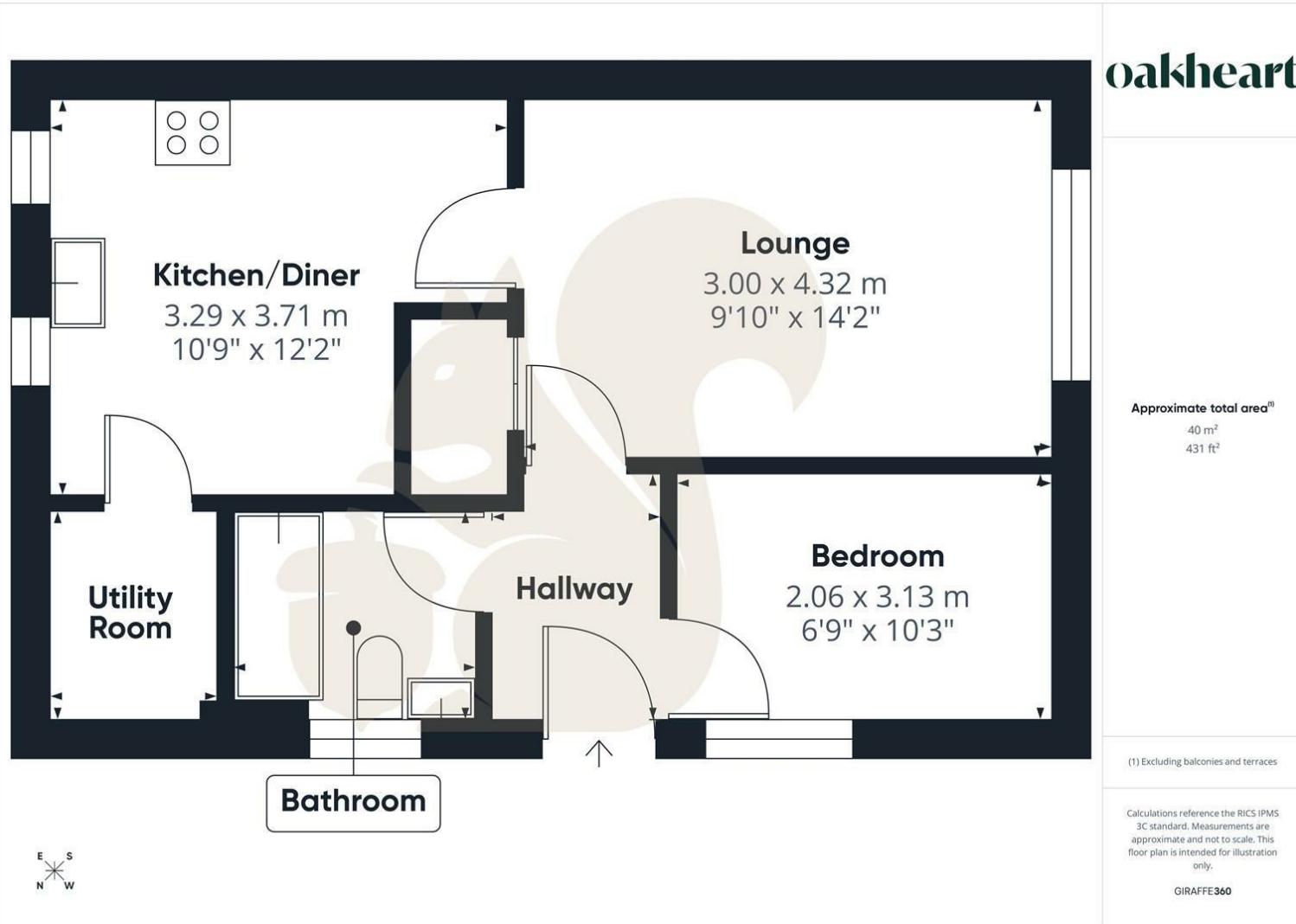
Heating and hot water are served by a central boiler and is included within the service charge, offering added convenience and peace of mind. Externally, residents benefit from a communal parking area available on a first-come, first-served basis.











Local Authority:  
West Suffolk

Tenure:  
Leasehold

Council Tax Band:  
A

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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