



**Ipswich Court, Bury St. Edmunds IP33 1ST**

**welcome to**

**Ipswich Court, Bury St. Edmunds**

This two bedroom mid-terrace house is being sold to INVESTORS ONLY as there is currently a TENANT IN SITU. If you're a landlord looking for good rental income, please give us a call! This home is conveniently located close to both the Town Centre and Railway Station.



## Ground Floor

### Entrance Hall

Door to lounge and wood laminated flooring.

### Lounge

13' 3" x 16' 10" ( 4.04m x 5.13m )  
Window to front and rear aspect, door to conservatory and inner hall, two double radiators, TV/Telephone point and wood laminated flooring.

### Kitchen

9' 4" x 7' 1" ( 2.84m x 2.16m )  
Window to rear aspect, range of wall and base units with rolled edge work surface, incorporated single sink and drainer with mixer tap, integrated fridge freezer, dishwasher, microwave, double electric oven with hob and extractor over.

### Inner Hall

Stairs to first floor, door to rear garden, kitchen and cloakroom, under stairs storage and single radiator.

### Cloakroom

Low level WC, wall mounted sink, part tiled walls and laminate flooring.

### Conservatory

13' 9" x 6' 9" ( 4.19m x 2.06m )  
UPVC windows and panels on two sides, door to rear garden, wall lights and sockets.

### First Floor

#### Bedroom One

17' 2" x 7' 8" ( 5.23m x 2.34m )  
Window to front aspect.

#### Bedroom Two

13' 10" x 8' 10" ( 4.22m x 2.69m )  
Window to rear and double radiator.

### Bathroom

Two frosted windows to rear aspect, low level WC, pedestal wash hand basin with mixer tap, panelled bath with Victorian style mixer tap, glass screen and heated towel rail.

## Exterior

### Rear Garden

Large corner block garden with timber shed, pergola and an access gate with path leading to back door. Double gates leading to garden, predominately single with shrubs, mature trees, outdoor lights and tap.

### Parking

Off street parking for 2 - 3 vehicles.



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## Ipswich Court, Bury St. Edmunds

- INVESTORS ONLY TENANT IN SITU
- Town Centre Location
- Two Spacious Bedrooms
- Enclosed Rear Garden
- Allocated Parking To Rear

Tenure: Freehold EPC Rating: D

offers in excess of

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BGS108758 - 0012

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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