



**Northumberland Avenue, Bury St. Edmunds IP32 6ND**



**welcome to**

**Northumberland Avenue, Bury St. Edmunds**

This property consists of entrance hall, lounge, kitchen/diner, landing & stairs, three bedrooms and a bathroom. Externally is a front garden and drive, side access to enclosed rear garden with external storage.



## Location

The home is situated within easy reach of the historic town centre and the excellent range of schooling, shopping, recreational and cultural facilities. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

## Entrance

UPVC front door, plastered ceiling with fitted light, door to lounge, stairs to first floor and carpeted flooring.

## Lounge

14' 9" x 13' 1" ( 4.50m x 3.99m )

Plastered ceiling with fitted light, double glazed window to front, recess with shelving, storage cupboard, electric fireplace and mantle, radiator, sockets and laminate flooring.

## Kitchen / Diner

16' 5" x 7' 5" ( 5.00m x 2.26m )

Plastered ceiling with fitted light, double glazed window and door to rear, wall and base units with work surfaces, part tiled walls, integrated electric oven, gas hob and extractor fan over, space for washing machine, radiator, sockets and laminate flooring.

## Stairs Leading To;

First floor landing with plastered ceiling and fitted light, doors to bedrooms and bathroom, access to loft, sockets and carpeted flooring.

## Bedroom One

12' 1" MAX x 11' 7" MAX ( 3.68m MAX x 3.53m MAX )

Plastered ceiling with fitted light, double glazed window to rear, storage cupboard, radiator, sockets and vinyl flooring.

## Bedroom Two

10' 5" x 8' 9" ( 3.17m x 2.67m )

Plastered ceiling with fitted light, double glazed window to front, storage cupboard, radiator, sockets and carpeted flooring.

## Bedroom Three

9' 2" x 7' 1" ( 2.79m x 2.16m )

Plastered ceiling with fitted light, double glazed window to front, storage cupboard, radiator, sockets and carpeted flooring.

## Bathroom

Textured ceiling with fitted light, two frosted windows to rear aspect, bath unit with shower attachment over, fitted W.C, and hand wash basin, radiator and vinyl flooring.

## Rear Garden

Mainly laid to lawn with brick shed, gated side access and variety of shrubbery, bushes and trees.

## Front Garden

Drive with space for 2 cars, patio path to front door and side access.



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## Northumberland Avenue, Bury St. Edmunds

- Three Bedrooms
- Parking for Two Cars
- Enclosed Rear Garden
- Kitchen / Diner
- Lounge With Electric Fireplace

Tenure: Freehold EPC Rating: C

# £230,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BGS109419 - 0002

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