



Horringer Road, Bury St. Edmunds

Sheridans



Horringer Road, Bury St. Edmunds IP33 2DR

Guide Price £250,000

Situated within walking distance of the town centre is this well presented two double bedroomed modern house is offered CHAIN FREE. The garden is a particular feature of the property and offers plenty of scope to extend (stpp).

The accommodation in brief is as follows: Front door with canopy over, entrance hall and cloakroom. From the hallway opening onto good sized sitting room overlooking rear aspect. Well appointed kitchen with space for appliances. Upstairs is a landing area with integral cupboard, 2 double bedrooms and modern bathroom. Benefits from gas fired central heating and double glazing.

Outside is pathway to front with rear garden mainly laid to lawn with patio area.

Directions

From Bury St Edmunds town centre from the roundabout head South onto Out Westgate and continue. At the traffic lights the property can be found on the right hand side.
<https://what3words.com/checked.measuring.foal>

Outside

Fully enclosed rear garden mainly laid to lawn with patio.

Location

The property is perfectly situated within a stones throw of local shops and the West Suffolk Hospital as well as walking distance of the historic town centre. It is close to well-regarded schools and sports facilities. The town has a range of independent shops along with beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'.

This property offers easy access excellent rail and road networks links to London, Cambridge and further afield, along with routes to the fine range of town, country and coastal destinations of East Anglia. Additionally. Stansted Airport is approximately an hour door-to-door.

Services

Mains gas, electricity, water and drainage.

Council Tax: West Suffolk Band: C

Broadband speed: Up to 80 mbps available

- CHAIN FREE
- Modern House
- Cloakroom
- Double bedrooms
- Good sized sitting room
- Well appointed kitchen
- Gas fired central heating
- Garden
- Town centre location
- Easy access to amenities and hospital

(Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

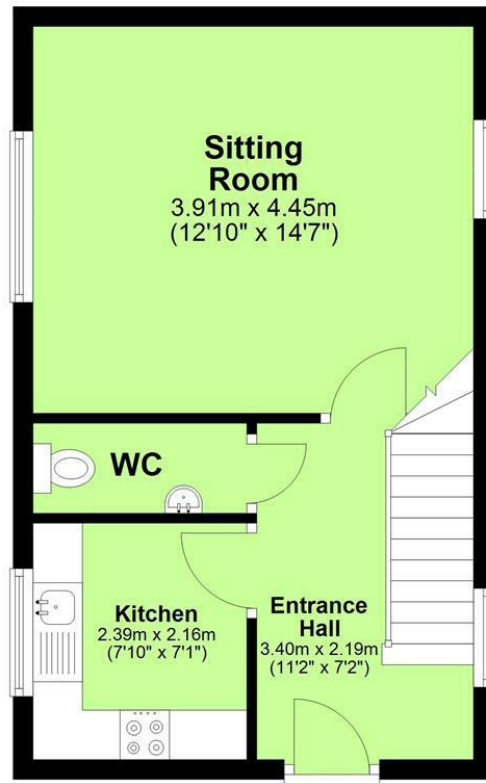
Flood Risk: High - current vendor has had no issues with flooding in the last 5 years.

(Source gov.uk)



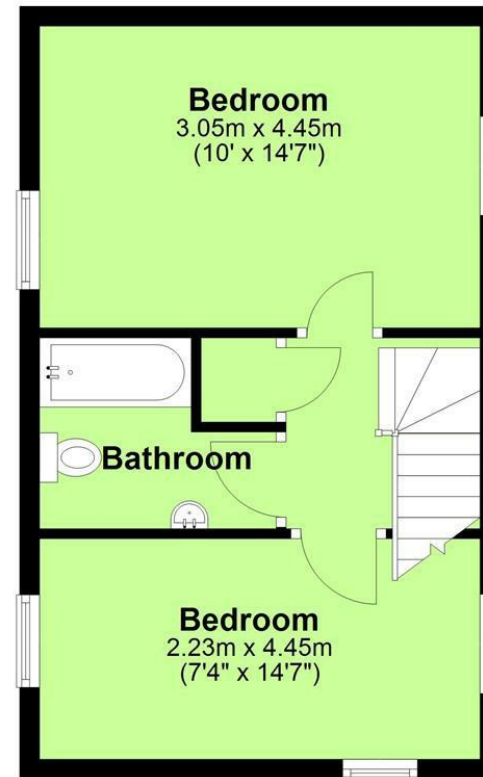
Ground Floor

Approx. 33.0 sq. metres (354.9 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



Total area: approx. 66.0 sq. metres (710.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office

19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Knightsbridge London Office

45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290

VAT Number: 794 915 378



Sheridans