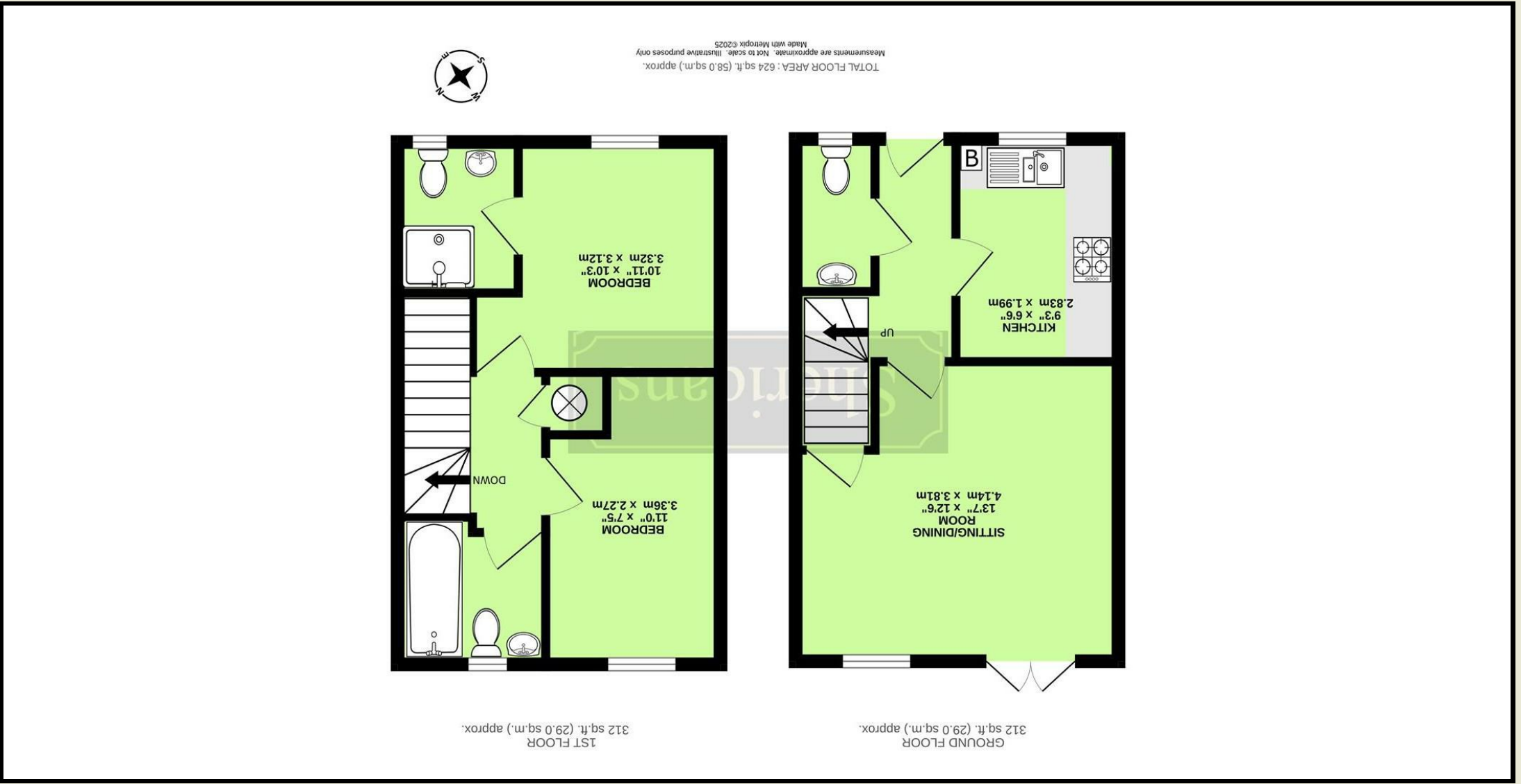


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents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





Fen Way, Bury St. Edmunds IP33 3ZA

Guide Price £250,000

The property is perfectly situated in a quiet area within walking distance of the historic town centre. It is close to well-regarded schools and sports facilities and uniquely independent shops as well as well-known high street stores, including a Waitrose supermarket and a Marks and Spencer Food Hall, and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'.

This modern terraced house is built of light coloured brick construction beneath a plain tiled roof and displays a number of attractive characteristics and provides comfortable accommodation which in brief comprises; entrance hall, cloakroom, sitting room/dining room, and fitted kitchen, two generous bedrooms, a family bathroom and separate en-suite shower to the main bedroom.

This house is in excellent decorative order and ready to move in. It is situated in a good position within the development. We thoroughly recommend an early viewing in order to appreciate the accommodation and lifestyle on offer.

Outside
To the rear of the property the garden is mainly laid to lawn with a small patio area and a patio path running down the side of the garden. With a shed at the bottom of the garden and gate with access to the back.

Location
The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday and the famous burgeoning Christmas market which features artisans, world cuisine stalls, Victorian funfair attractions and a carol service. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and café culture of the town centre. It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

Directions
From the town centre proceed west along Risbygate Street, turning right at the roundabout onto Tafen Road. Follow the road past the Fire Station and take the next turning on the left. Follow the road and turn right onto Tayfen Meadows and Fen Way. Follow Fen Way for approximately 400 hundred metres and the property can be found ahead.

- Well presented terraced house
- Close to the town centre
- Two bedrooms
- Enclosed rear garden
- Allocated parking
- En-suite
- Downstairs cloakroom
- Sitting/dining room
- No onward chain

Services
Mains electricity, water and drainage. Gas fired radiator central heating.
Council Tax - West Suffolk Band B.
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk

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