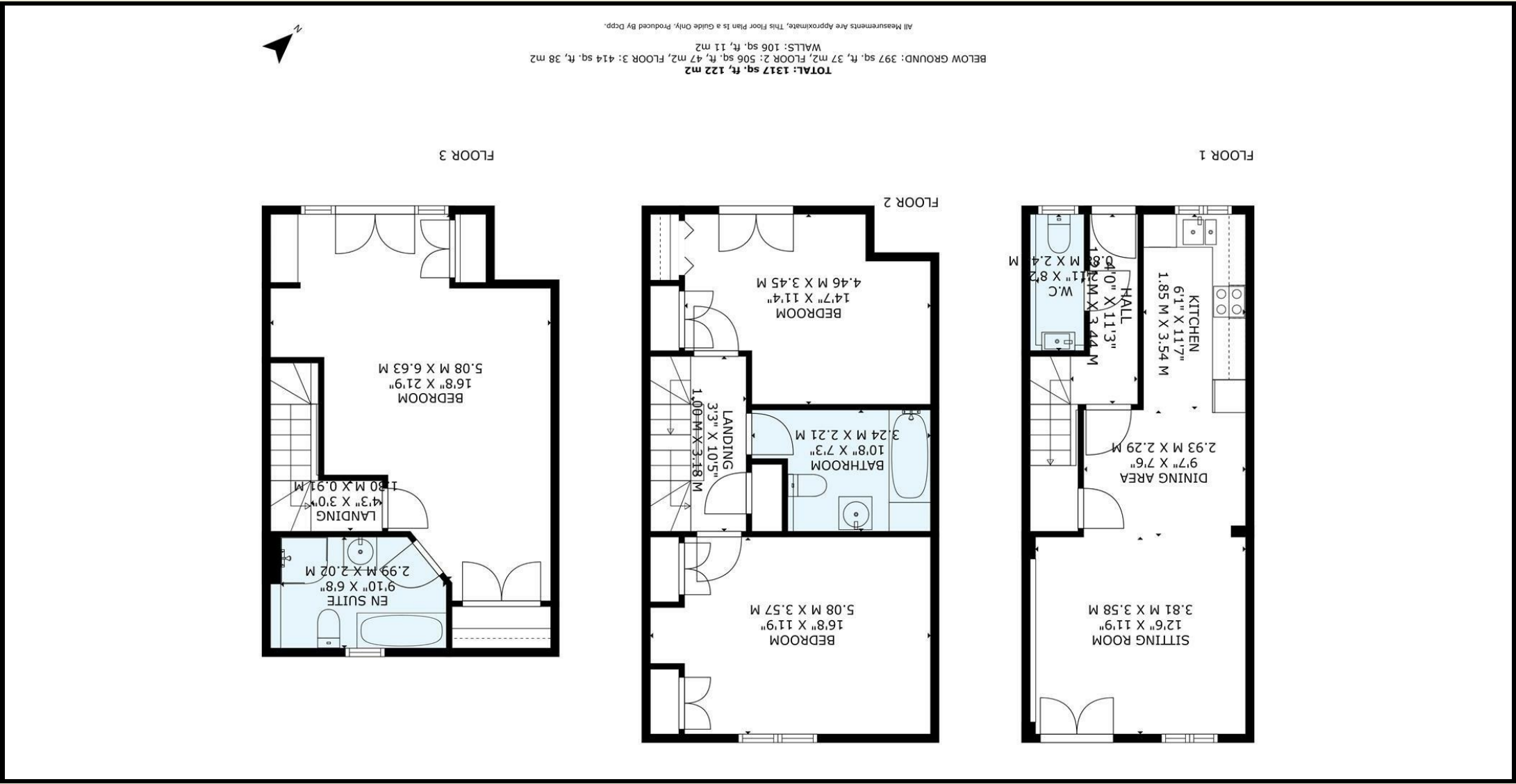


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents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





Eastgate Street, Bury St Edmunds IP33 1XX

Offers In Excess Of £375,000

Individual CHAIN FREE townhouse, with off road parking, situated at the end of a cul-de-sac being beautifully presented and built in 2012. This is a modern light and airy home which should be viewed in order to fully appreciate the location and versatile 'lock & leave' accommodation. This energy efficient house benefits from Air Source Heat Pump (replaced 2024) , UPVC double glazing and borehole water supply. Great location just a short walk from the town centre, the Abbey Gardens and easy access to restaurants, shops and amenities.

The accommodation in brief is as follows: Entrance through the front door into a spacious hallway with stairs rising, downstairs cloakroom and well appointed contemporary kitchen with integrated appliances and open plan to living/dining area with door to low maintenance hardscaped courtyard.

On the first floor, the landing gives access to the generously proportioned front aspect bedroom which has a Juliet Balcony with fitted wardrobes, bedroom two also has fitted wardrobes and both are served by a spacious bathroom comprising bath, with shower over, wash hand basin and low level WC.

On the second floor the principle bedroom has a vaulted ceiling and Juliet balcony offering a light and airy tranquil space with fitted wardrobes and en-suite shower room comprising bath, wash hand basin, low level WC and separate shower cubicle.

Outside
Shared gravel driveway to front with off road parking for 2 cars.
The fully enclosed garden to rear is a charming low maintenance

hardscaped courtyard with gate giving access to front. Air source heat pump.

Location
The house is situated within walking distance of the town centre and the excellent range of schooling, shopping, recreational and cultural facilities historic Bury St Edmunds has to offer. 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.

Directions
Leaving the town centre via Eastgate Street, continue then just after the shop/adjacent to the Vinefields turn left and go under the archway. Continue to the end then turn left where the property can be found.

Services
Mains electricity connected
Borehole water supply with private sewage treatment plant costs shared with 1 neighbour; Vendor to provide approx costs

- CHAIN FREE
- Town Location
- 3 Double Bedrooms, 2 Bathrooms, Downstairs cloakroom
- Energy Efficient - Air Source Heat Pump
- Off Road Parking
- Light & Airy with two Juliet Balconies
- Borehole Water/drainage
- Low Maintenance Courtyard Garden
- Individual Home
- Close to Abbey Gardens, Town Centre and Amenities

Council Tax: West Suffolk Band: D
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Rivers and seas - Low. Surface water - High (the current owners have had no problems in the last 5 year)

