

# BUCKS

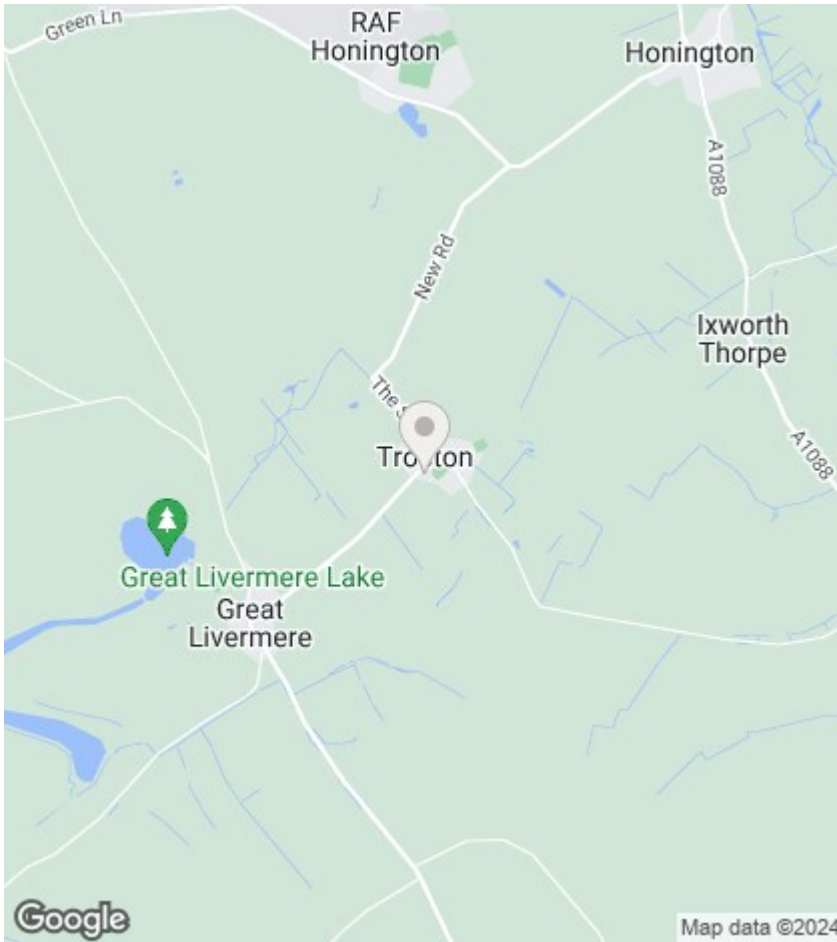
PROPERTY AGENTS



Acacia, Livermere Road, Troston, Bury St. Edmunds, IP31 1ER

£299,995

- 3 Bedroom Semi Detached
- Development of 4 Properties
- En Suite and Bathroom
- Parking
- Available to move in Now
- New Build
- Air Source Heating
- EV charging Point
- South Facing Gardens



## Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 2nd exit onto Tot Hill/A1308 At Tot Hill Jct, take the 2nd exit onto A1308 At Tot Hill Jct, take the 1st exit onto the A14 slip road to Bury/St Edmunds Merge onto A14 At junction 46, exit towards Beyton/Thurston Continue onto Tostock Rd Turn right onto The Green Continue onto Thurston Rd Continue onto Beyton Rd Turn right onto Fishwick Cor At the roundabout, take the 1st exit onto Barton Rd Continue onto Thurston Rd Continue onto Brand Rd Continue onto The St Turn right onto Troston Rd Continue onto Livermere Rd Destination will be on the right

## Viewings

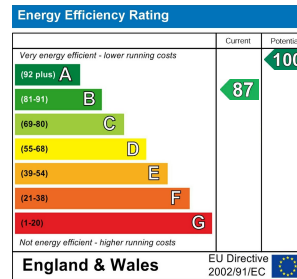
Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## Council Tax Band:

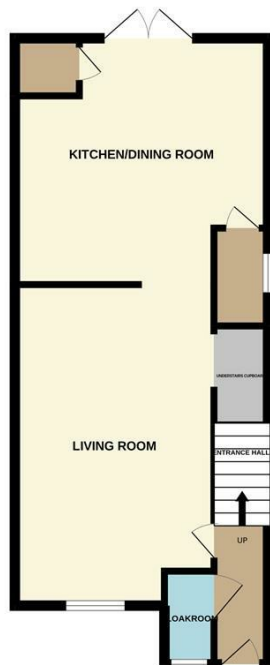
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## EPC Rating:

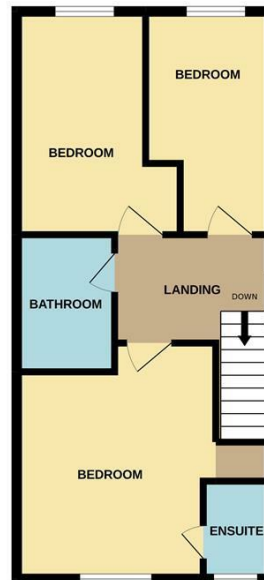
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GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



3 BEDROOM SEMI DETACHED

TOTAL FLOOR AREA: 931 sq.ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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