

BUCKS

PROPERTY AGENTS



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

Guide Price £280,000 - £300,000

- 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

Livermere Road, Bury St. Edmunds IP31 1ER

Price from ***£280,000 - £300,000***

3 Bedroom Semi Detached New Build House situated in the lovely Village of Troston on the outskirts of Bury St Edmunds. Magnolia is one of 4 on the development built with the future in mind. Air Source Heating with Radiator on the first floor and under floor heating downstairs. Kitchen with integrated appliances. En suite and Bathroom, South facing garden and parking. Electric vehicle charging point.

Property is available to move in now



Council Tax Band: C



ENTRANCE

LIVING ROOM

15'8" x 11'5"

KITCHEN/DINER

12'7" x 14'6"

LANDING

BEDROOM 1

10'2" x 11'3"

EN SUITE

4'4" x 5'7"

BEDROOM 2

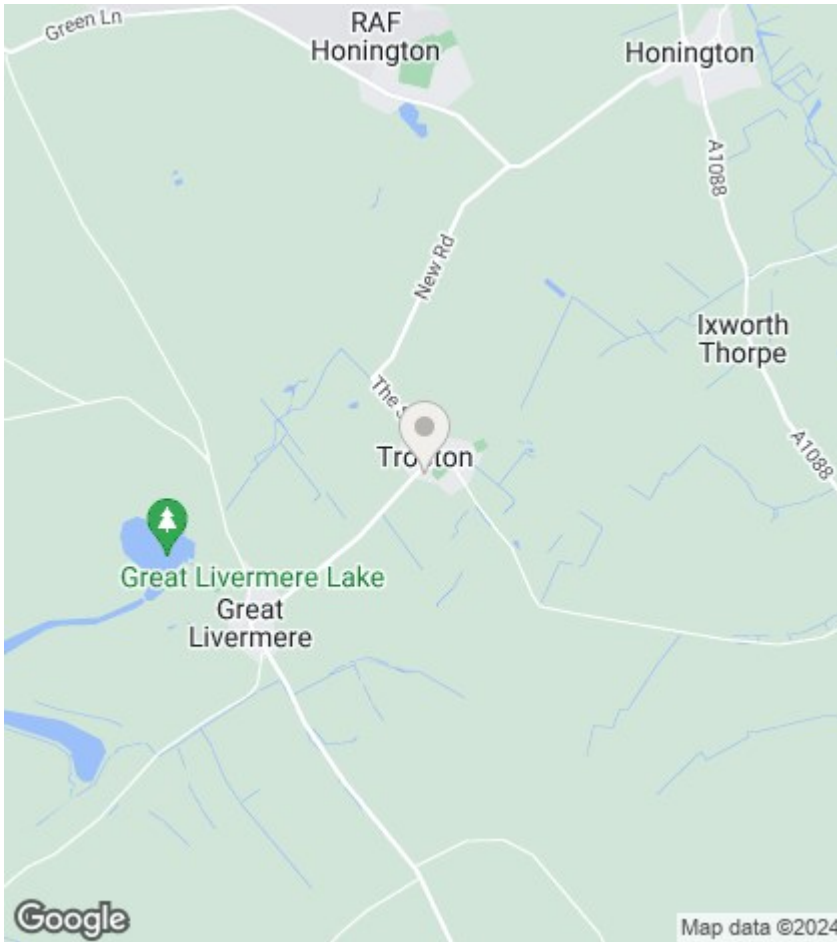
11'10" x 7'3"

BEDROOM 3

11'7" x 7'1"

BATHROOM

5'8" x 6'1"



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

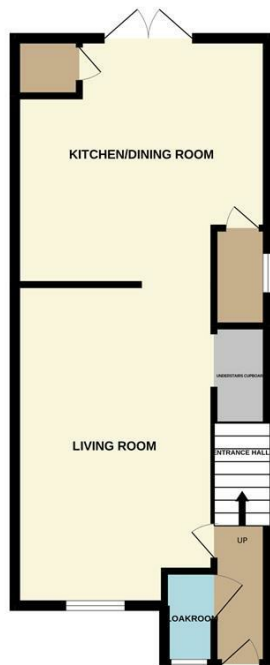
Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

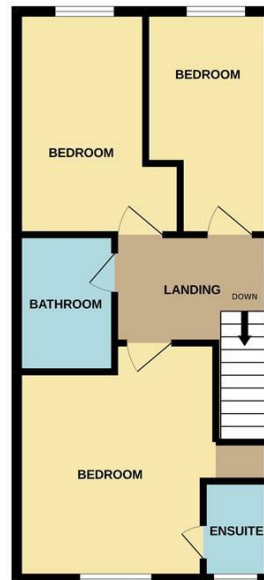
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A		87	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and not guaranteed as to their operability or efficiency on the day.
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