

NUNN SQUARE BURY ST EDMUNDS FOR SALE

- END OF TERRACE
- THREE DOUBLE BEDROOMS
- OVERLOOKS GREEN
- CLOSE TO LOCAL AMENITIES
- CLOSE TO SCHOOLS
- EPC C
- COUNCIL TAX B

PRICE
£240,000





GD Estates are delighted to offer to the market this 3-bedroom CHAIN FREE end of terrace home on Nunn Square in Bury St Edmunds. With a wonderful outlook to the green, this property boasts 3 double bedrooms, modern kitchen, living room, dining room, utility area, cloakroom and family bathroom. Externally there are front and rear gardens. Call or email now to arrange your viewing!



LOCATION:

The property is located on the North West side of Bury St Edmunds overlooking the open green of Nunn Square. There are a range of local amenities within walking distance, and the town centre of Bury St Edmunds is just a short distance away, boasting a wide range of educational, recreational and cultural facilities including the Arc Shopping Centre, Theatre Royal and Abbey Gardens, as well as a train station with mainline links to London Liverpool St. The property is also within easy access of the A14 trunk road giving passage to the nearby towns of Ipswich, Cambridge and London via the M11

ENTRANCE HALLWAY:

Access through the uPVC Glazed door entering into the spacious entrance hallway. Stairs to first floor. 1x rad. Obscure uPVC window to front aspect.

INNER HALLWAY:

Rear uPVC glazed door leading to garden. Utility space with wood effect worktop. Access to Cloakroom and:

KITCHEN (10' 11" x 8' 11" / 3.33m x 2.72m):

Boasting a range of wall mounted and under-counter cabinets beneath square edge granite effect worktops with complimentary tiled splash-backs. Inset stainless steel sink with drainer and mixer tap over. Integrated electric oven and gas hob with extractor over.

Space and plumbing for dishwasher/washing machine and fridge freezer. Large pantry cupboard. uPVC window to rear aspect. Open access to:

DINING ROOM (11' 0" x 7' 5" (3.35m x 2.26m):

With double uPVC patio doors leading to rear garden. 1x rad. Access to:

LIVING ROOM (16' 9" x 10' 5" / 5.11m x 3.18m):

Light and airy, dual aspect living room with uPVC windows to front and side. 1xrad.

CLOAKROOM:

Low level WC and wall mounted hand wash basin with tiled splash back. Obscure uPVC window to rear aspect.

LANDING:

Access to all first floor accommodation. Loft hatch. Large storage cupboard housing combination boiler.

BEDROOM 1 (12' 9" x 10' 7" / 3.89m x 3.23m):

Double bedroom, uPVC window to front aspect, 1x rad.



BEDROOM 2 (13' 1" x 10' 5 (max)" / 3.99m x 3.18m):

Second double bedroom. uPVC window to front aspect, radiator. Built in storage over stairs.

BEDROOM 3 (11' 0 (MAX)" x 12' 10 (MAX)" / 3.35m x 3.91m):

Third double bedroom. Storage cupboard. uPVC to rear aspect. 1x rad.

FAMILY BATHROOM (7' 11" x 5' 3" / 2.41m x 1.6m):

Three piece suite comprising low level WC, wall mounted hand wash basin and panelled bath with mixer taps and mains shower over. 1x rad. Obscure uPVC window to rear aspect.

OUTSIDE:

Externally to the rear the property offers a fully enclosed garden, predominantly laid to lawn with decking area, raised beds, and concrete path connecting rear door and side gate. Shed to remain.

To the front, the property overlooks the attractive green, and has a shingled garden, with concrete path to front door.

TENURE:

The property is freehold, and will be sold with vacant possession.

SERVICES:

Mains services are connected including gas, water, electricity and drainage. Gas central heating



01284 750891



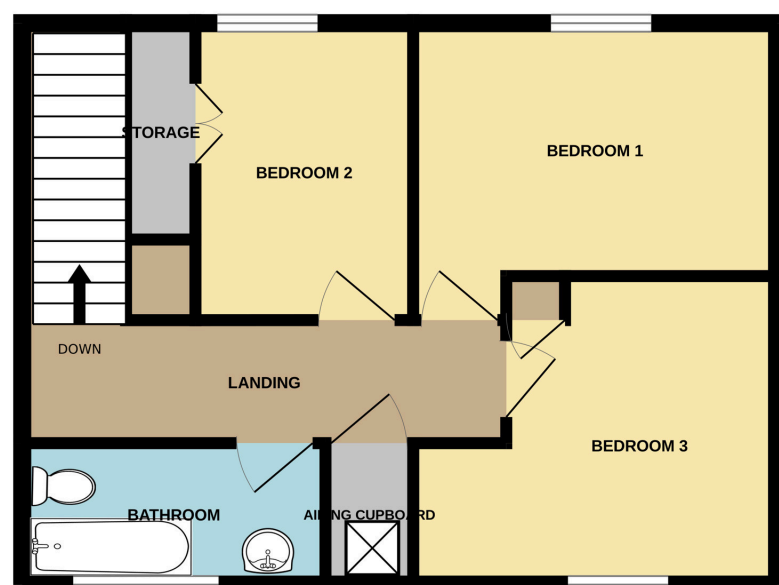
sales@gdestates.co.uk



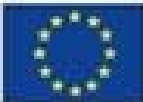
14, The Traverse, Bury St Edmunds, IP33 1BJ



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(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	

WWW.EPC4U.COM



01284 750891



sales@gdestates.co.uk



14, The Traverse, Bury St Edmunds, IP33 1BJ