



Acacia Avenue Bury St Edmunds



990Sq Ft



3 Bedrooms



1 BATHROOM



EPC C



Council tax - Band B

- 3-BEDROOM FAMILY HOME
- CLOSE TO TOWN CENTRE
- OFF-ROAD PARKING
- GENEROUS GARDEN
- WELL-PROPORTIONED BEDROOMS
- OUTDOOR STORAGE

PRICE: £235,000

GD Estates are delighted to offer to the market this CHAIN FREE 3-bedroom semi-detached home on Acacia Avenue on the Northern side of Bury St Edmunds. The internal accomodation comprises 3-double bedrooms, living room, dining room (currently being used as a fourth bedroom) kitchen and family bathroom. Externally, there is a generous rear garden and driveway to the front.

LOCATION:

Acacia Avenue is located on the popular northern side of Bury St Edmunds, just a short distance from the town centre. Bury St Edmunds offers a wide range of educational, recreational, and cultural facilities, including The Arc Shopping Centre, Abbey Gardens, and Theatre Royal.

The property is within easy access to the A14 trunk road, providing passage to the nearby towns of Ipswich and Cambridge, as well as London via the M11.

The town's train station, with mainline links to London Liverpool Street, is also just a short distance away.

TENURE:

The property is FREEHOLD, chain free, and is to be sold with vacant possession.

SERVICES:

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

ROOM MEASUREMENTS:

LOUNGE

15' 6" x 11' 11" (4.72m x 3.63m)

DINING ROOM

11' 10" x 9' 4" (3.61m x 2.84m)

KITCHEN

12' 10" x 6' 7" (3.91m x 2.01m)

BEDROOM 1

12' 0" x 11' 3" (3.66m x 3.43m)

BEDROOM 2

11' 10" x 9' 5" (3.61m x 2.87m)

BEDROOM 3

10' 2" x 7' 3" (3.1m x 2.21m)

AGENTS NOTE:

The property is currently undergoing a treatment plan for the presence of Japanese Knot-weed . This has been partially completed, and will transfer with the property. A guarentee will also be provided upon completion.

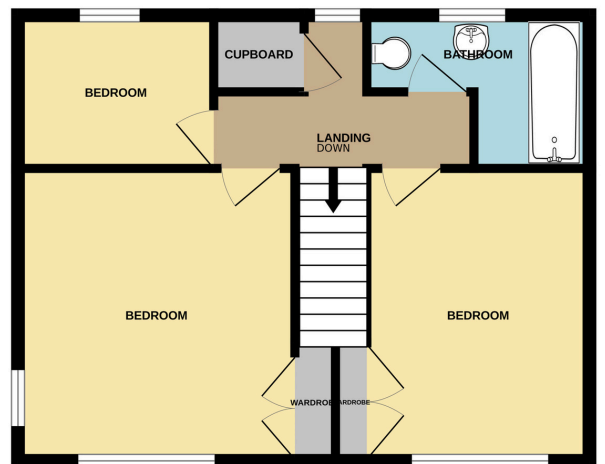




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 72 | 85 |
| England & Wales | | EU Directive 2002/91/EC |
| WWW.EPC4U.COM | | |