

ABBOT ROAD BURY ST EDMUNDS FOR SALE

- IDEALLY LOCATED
- CHAIN FREE
- DOUBLE BEDROOM
- WELL-PRESENTED
- WEST SIDE OF TOWN
- COUNCIL TAX A
- EPC C

PRICE
£157,500



GD Estates are pleased to offer to the market this one-bedroom first-floor flat on the popular Abbot Road, located on the western side of Bury St Edmunds. The flat is being sold chain-free, and the internal accommodation comprises an open-plan living room and kitchen, a double bedroom with built-in wardrobes, and a modern bathroom. Externally, there is allocated parking.



LOCATION:

Abbot Road is popular area in Bury St Edmunds, offering a convenient location with easy access to local amenities. The property is within close proximity to shops, schools, and recreational facilities. Bury St Edmunds town centre is just a short distance away, boasting a wide range of shopping, dining, and cultural attractions, including the Arc Shopping Centre, Abbey Gardens, and Theatre Royal. The area also benefits from excellent transport links, with the A14 providing easy access to Cambridge, Ipswich, and London via the M11, as well as a mainline train station offering direct services to London Liverpool Street.

COMMUNAL ENTRANCE HALL:

The property enters at street level into the well presented communal entrance hallway. There are stairs to the first floor where the entrance to the flat is situated.

ENTRANCE HALL:

The property enters into the entrance hallway. There is a loft hatch, electronic intercom system and one radiator.

KITCHEN/LIVING ROOM

14' 11" x 13' 11" (4.57m x 4.26m):

L-shaped open-plan living room and kitchen.

Kitchen – Boasts a range of wall-mounted and under-counter cabinets beneath square-edge granite-effect worktops with complementary tiled splashbacks. Inset stainless steel sink with drainer and mixer tap over. Integrated gas hob and electric oven with extractor over. Integrated washing machine and fridge-freezer.

Living area – Two uPVC windows to rear aspect, one radiator, and a cupboard housing the boiler.

BEDROOM 1

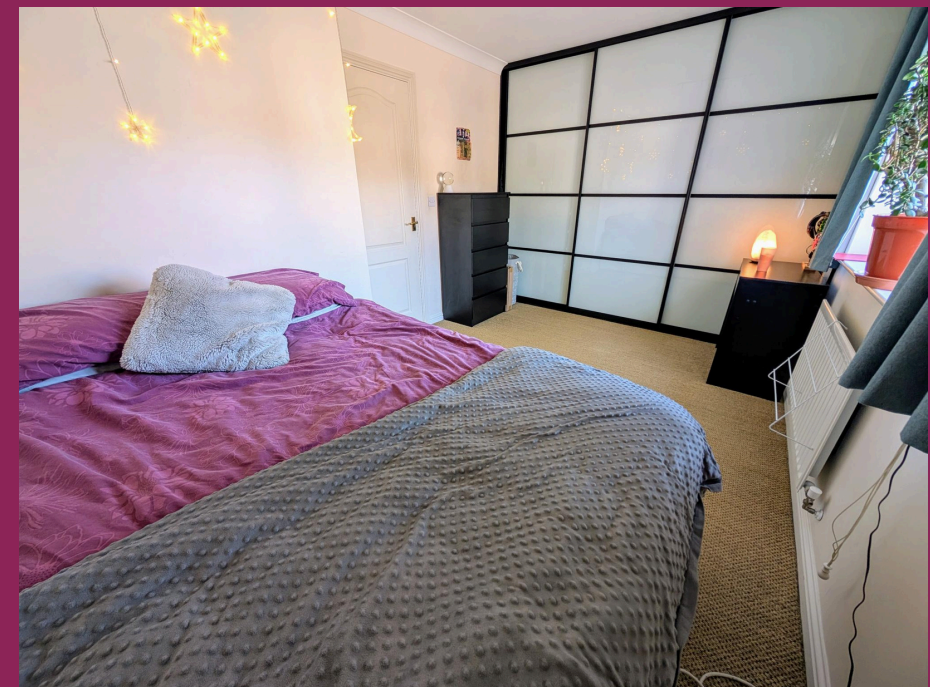
12' 5" x 9' 2" (3.79m x 2.8m):

Double bedroom boasting large built in wardrobes with sliding doors. uPVC window to front aspect. 1x radiator.

BATHROOM

6' 6" x 5' 2" (2m x 1.6m):

Three piece white suite comprising shower cubicle with mains shower, low level WC and pedestal wash hand basin. Half tiled walls. 1x radiator.



EXTERNALLY:

Externally the property offers one allocated parking space.

SERVICES:

The property offers mains gas, water and electric. Gas fired central heating.

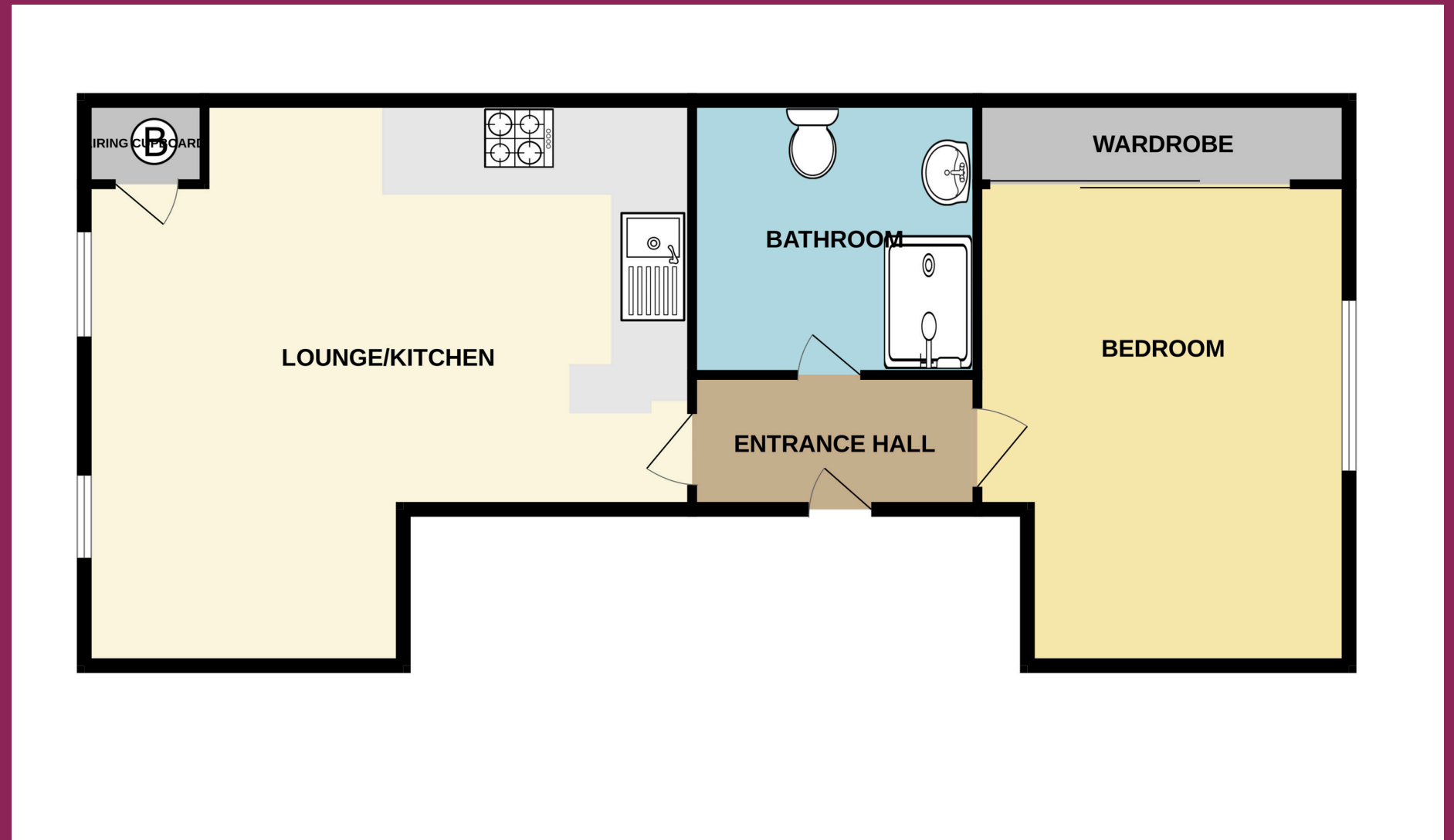
Council tax band A.
EPC TBC

TENURE:

The property is LEASEHOLD and will be sold with vacant possession.

Lease length: A lease of 125 years was granted in January 2003.

There is an annual ground rent of £125 and monthly service charge of £95.



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