



# **BULLEN CLOSE BURY ST EDMUNDS**

## **FOR SALE**

- FINISHED TO A HIGH STANDARD
- MODERN KITCHEN AND BATHROOM
- CLOSE TO TOWN CENTRE
- CLOSE TO WEST SUFFOLK HOSPITAL
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- COUNCIL TAX BAND B
- EPC C

**PRICE****OIEO £195,000**



GD Estates are delighted to present this beautifully finished and fully renovated two-bedroom, first-floor apartment. Located on the sought-after Bullen Close, the property is perfectly positioned just a short walk from the centre of Bury St Edmunds and West Suffolk Hospital.

The internal accommodation has been modernised to a high standard throughout, comprising two spacious double bedrooms, a bright living/dining room, and a contemporary kitchen and bathroom. The apartment further benefits from exceptional storage solutions and externally, there is allocated off-road parking and well-maintained communal gardens.



## LOCATION:

Bullen Close is a peaceful residential cul-de-sac located on the western side of Bury St Edmunds, and is within a short distance of both the town centre and hospital.

Bury St Edmunds provides a wide range of shopping, dining, and cultural attractions including the Arc Shopping Centre, Abbey Gardens, and the Theatre Royal. The town also benefits from a train station with direct links to Cambridge and London, and offers excellent road access via the A14 to Ipswich, Cambridge, and beyond.

## COMMUNAL ENTRANCE HALL:

The property is accessed via the well presented communal hallway and stairwell. There is a secure entrance with an intercom system.

## ENTRANCE HALLWAY:

Accessed via a communal hallway, the apartment opens into a private entrance lobby with a further door leading to the central L-shaped hallway. Serving all internal accommodation, the hallway features a secure electronic intercom system, a radiator, and a large storage cupboard which conveniently houses the modern combination boiler.

## LIVING ROOM/DINING ROOM

18' 3 (max)" x 11' 11" (5.56m x 3.63m):

A bright and airy living space offering ample room for both a lounge suite and dining furniture. The room offers plenty of natural light via a uPVC bay window to the front aspect and features built-in shelving for convenient storage and display. Completed with a central heating radiator.



## KITCHEN

8' 8" x 8' 0" (2.64m x 2.44m):

A modern and beautifully designed kitchen, featuring a range of sleek wall-mounted and under-counter cabinets set beneath square-edge, granite-effect worktops with complementary tiled splashbacks. The kitchen is finished to a high standard, boasting a premium inset quartz sink with mixer tap, an integrated gas hob, electric oven and dishwasher. There is further space and plumbing for a washing machine, alongside space for a full-sized fridge-freezer. uPVC window to rear aspect and one radiator.



## BEDROOM 1

10' 10" x 10' 9" (3.3m x 3.28m):

This spacious double bedroom boasts ample built-in wardrobes and storage. A bright room, it features a uPVC window overlooking the rear aspect and a radiator.

## BEDROOM 2

11' 7" x 9' 4" (3.53m x 2.84m):

Second double bedroom with uPVC window to front aspect and one radiator.

## BATHROOM:

6' 09" x 6' 01" (2.06m x 1.85m):

A beautifully designed, modern bathroom featuring a high-specification three-piece suite. This includes a spacious, fully tiled walk-in double shower cubicle with a mains-fed rainfall shower, a low-level WC, and a contemporary wall-mounted wash hand basin. The room is elegantly finished with a heated towel rail and an obscure uPVC window to the rear aspect.

## EXTERNALLY:

Externally the property benefits from one-allocated parking space and the use of the well-maintained communal gardens.

## SERVICES:

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

## TENURE:

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

A lease of 999 years granted in January 1991.

Annual service charge of £1200





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