

# **OAKES ROAD BURY ST EDMUNDS, IP32 6PU**

## **F O R S A L E**

- 3 GOOD SIZED BEDROOMS
- CHAIN FREE
- GARAGE AND PARKING
- LIVING ROOM/DINER
- WELL PRESENTED KITCHEN
- TWO DOUBLE BEDROOMS
- CLOSE TO AMENITIES



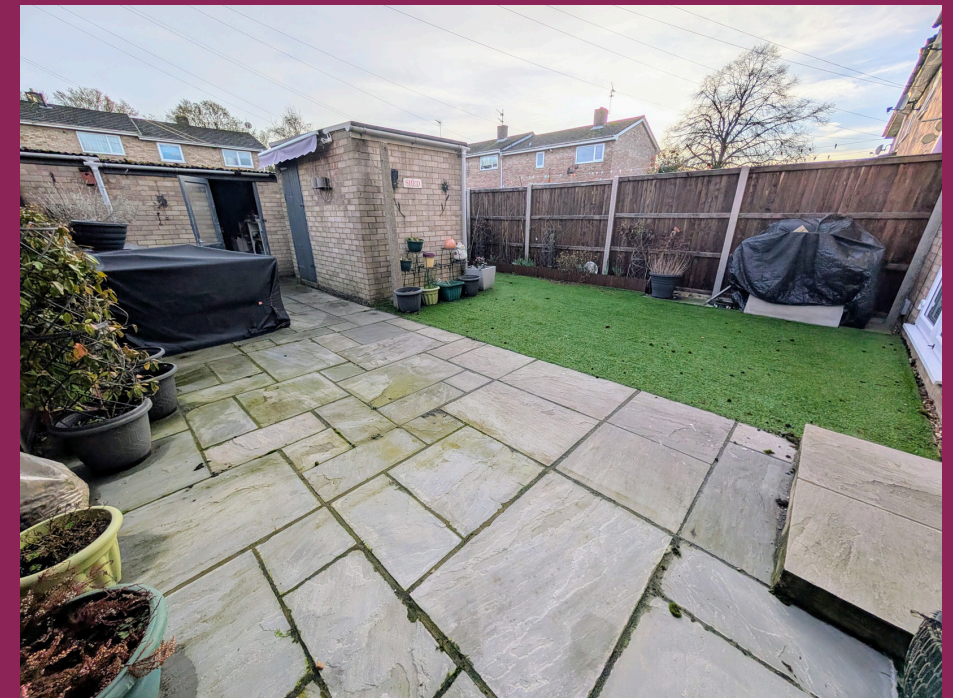
**PRICE**  
**£250,000**





GD Estates are delighted to present to the market this well-proportioned, three-bedroom mid-terrace home, situated on the popular Oakes Road on the Western side of Bury St Edmunds.

Offered to the market CHAIN FREE, the property features accommodation including three bedrooms, a spacious open-plan living and dining room, a kitchen, a family bathroom, and a ground-floor cloakroom. Externally, the home benefits from a private driveway to the front, while the rear offers a low-maintenance garden and the added advantage of a garage.



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



## LOCATION:

The property is located on the popular Oakes Road within the Howard Estate in Bury St Edmunds. It overlooks the Oakes Road recreation ground to the front, providing an added sense of space.

Bury St Edmunds offers a wide range of educational, recreational, and cultural facilities, including the Arc Shopping Centre, Theatre Royal, and Abbey Gardens. The property itself is within walking distance of a variety of local amenities.

The town boasts a train station with mainline links to London Liverpool Street, and the A14 trunk road is within easy reach, providing passage to the nearby towns of Ipswich and Cambridge, and to London via the M11.

## PORCH

A practical entrance porch with a front-aspect uPVC window and ample space for storage. An internal uPVC door leads through to the hallway.

## INTERNAL HALLWAY

Serving the ground floor and offering stairs to the first floor, the hallway includes a practical understairs cupboard and one radiator.

## LIVING ROOM/DINING ROOM

**20' 7" x 12' 3 (max)" (6.27m x 3.73m):**

This spacious open-plan living and dining room benefits from plenty of natural light via its front-to-back aspect. It includes a feature gas fire with a marble-effect surround, a radiator, and uPVC patio doors leading directly into the rear garden.

## KITCHEN

**20' 07" x 12' 3 (max)" (6.27m x 3.73m):**

A well-presented kitchen featuring a comprehensive range of wall-mounted and base-level cabinetry, finished with square-edge, granite-effect work surfaces and complementary tiled splashbacks. The layout includes an inset stainless steel sink with drainer and mixer tap, alongside an integrated gas hob and electric oven with an extractor hood above. There is space for a freestanding fridge-freezer and a useful storage cupboard which houses the boiler. The room is completed with built-in shelving, a uPVC window to the rear aspect, and a uPVC door providing direct access to the garden.

## CLOAKROOM:

The ground floor is completed by a convenient cloakroom, featuring a low-level WC and a wall-mounted wash hand basin with integrated storage beneath. Obscured uPVC window to the front aspect.





## LANDING:

Providing access to all first floor accommodation.  
Loft hatch.

## BEDROOM 1

**12' 4" x 11' 7" (3.76m x 3.53m):**

Double bedroom featuring a storage cupboard, uPVC window to front aspect and one radiator.

## BEDROOM 2

**12' 5" x 8' 10" (3.78m x 2.69m):**

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

## BEDROOM 3

**9' 4 (max)" x 9' 2 (max)" (2.84m x 2.79m):**

uPVC window to rear aspect and one radiator.

## BATHROOM

**9' 2" x 5' 2" (2.79m x 1.57m):**

Featuring a three piece white suite comprising a panelled bath with a fitted shower screen and a mains-fed shower over, a low-level WC, and a pedestal wash hand basin. The room is finished with a radiator and an obscured uPVC window to the front aspect

## EXTERNALLY:

To the front, the property boasts a driveway providing off-road parking for one vehicle.

To the rear is a fully enclosed, low-maintenance garden featuring an artificial lawn and a spacious patio area-perfect for outdoor seating. The garden also includes a large brick-built shed and convenient rear access to the garage, which is equipped with power, lighting, and a traditional up-and-over door.

## SERVICES:

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

## TENURE:

The property is FREEHOLD, CHAIN FREE and will be sold with vacant possession.







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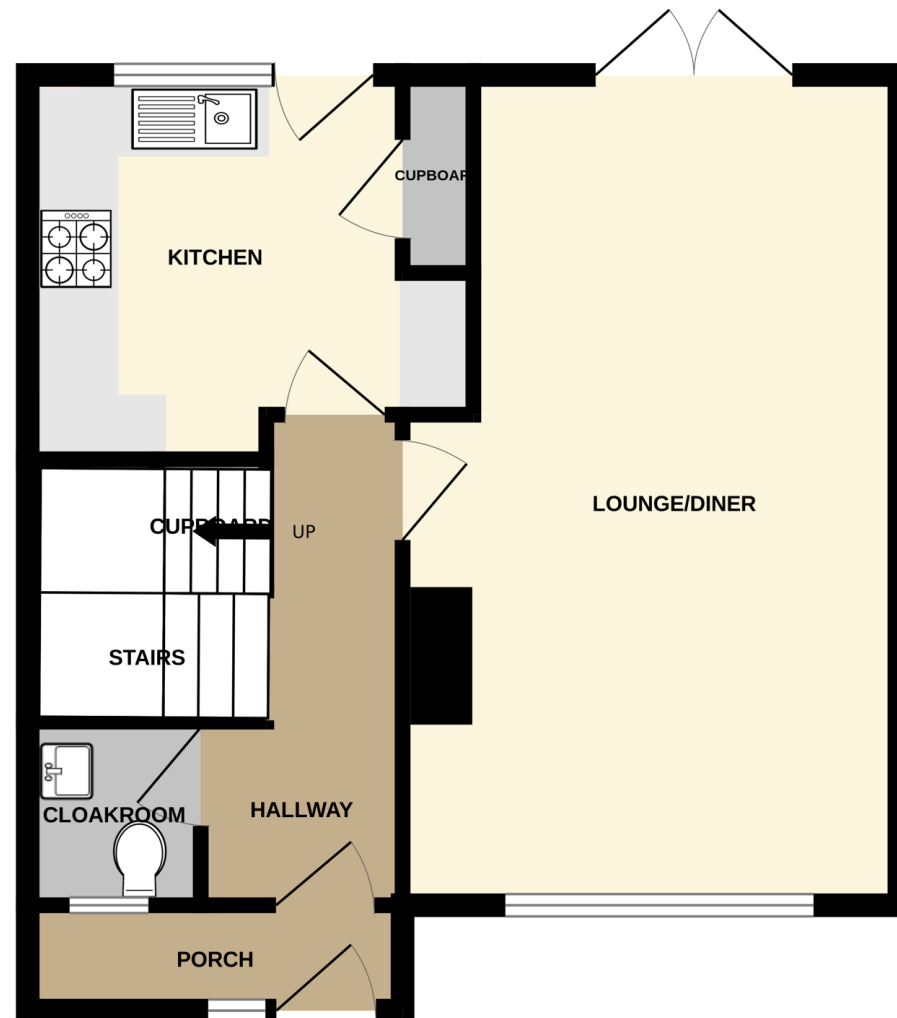
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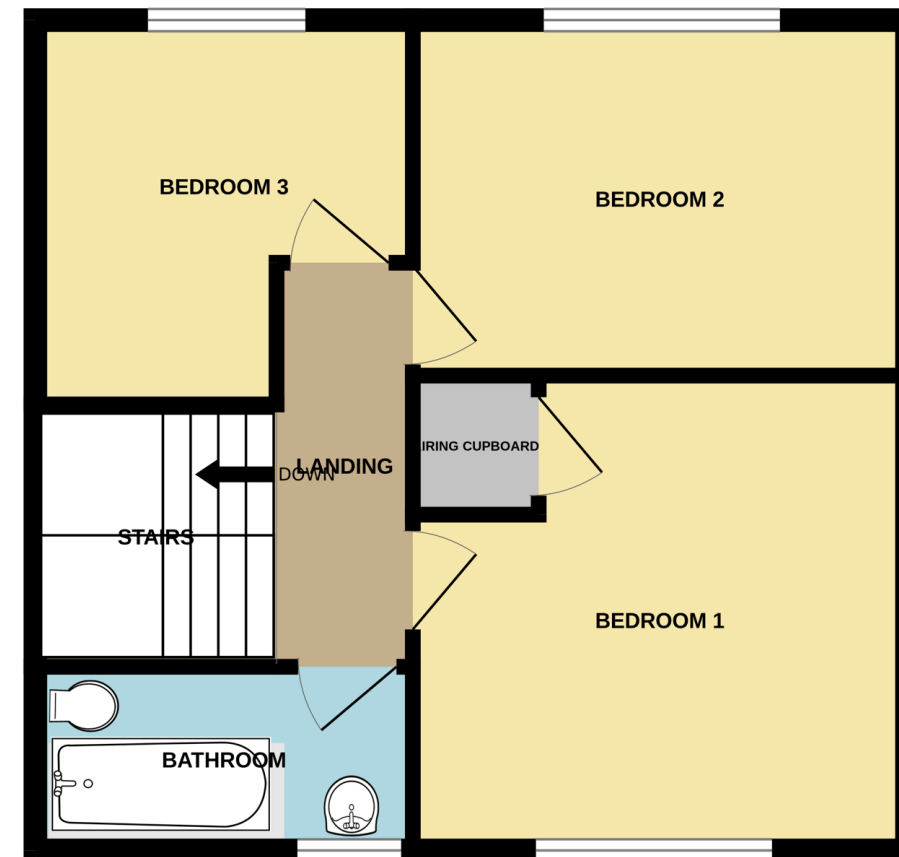
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GROUND FLOOR



1ST FLOOR



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 no guarantee as to their operability or efficiency can be given.  
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