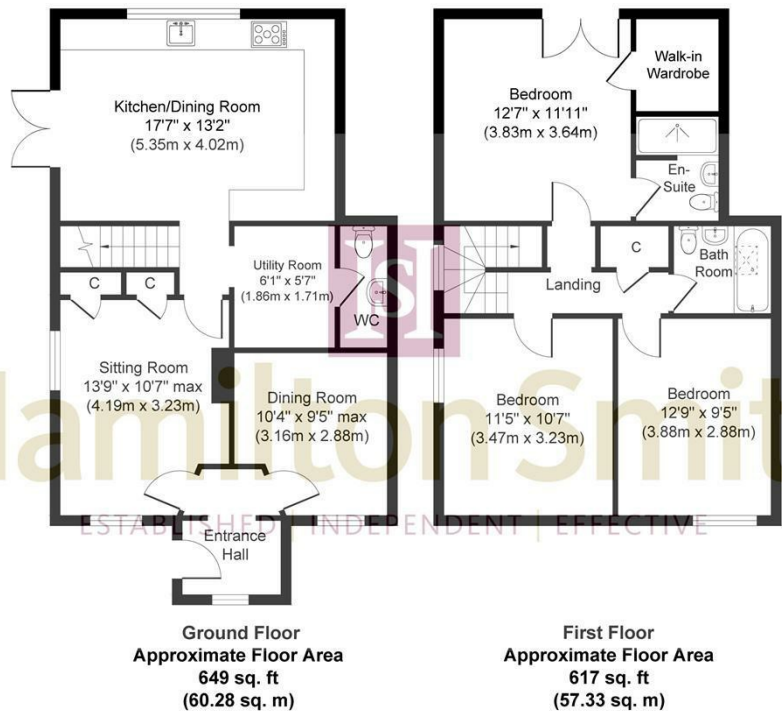




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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1 The Street, Hessett, Bury St. Edmunds, IP30 9AZ

£325,000

Presented in excellent decorative order this three bedroom semi detached house is located in a popular village location. Providing ample living accommodation including, living room, dining room, kitchen breakfast room, utility room, master bedroom with en-suite and family bathroom. OFFERED WITH NO ONWARD CHAIN.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

1 The Street, Hessett, Bury St. Edmunds, IP30 9AZ

BURY ST EDMUNDS:

Bury St Edmunds is a charming town in Suffolk, England, where history and nature blend in a delightful way. You can explore the ruins of the Abbey, where the original patron saint of England was buried, and admire the stunning Gothic cathedral that stands nearby. You can also stroll through the Abbey Gardens,

ENTRANCE HALLWAY:

Wall mounted radiator, shoe and storage area and doors to...

SITTING ROOM: 13'9 x 10'7 (4.19m x 3.23m)

Double glazed window to front and side, LVT flooring, feature wall mounted radiator, feature fireplace and storage cupboards.

DINING ROOM: 10'4" x 9'5" (3.16m x 2.88m)

Double glazed window to front, LVT flooring and inset wall storage area.

KITCHEN/BREAKFAST ROOM: 17'6" x 13'2" (5.35m x 4.02m)

Double glazed window to rear overlooking rear garden, double glazed door to rear garden, fitted kitchen boasting modern and charming feel with butler sink, wooden worktops, splash back tiles, double oven with extractor over, under unit lighting, inset microwave, corner pull out storage unit, space for american style double fridge and integrated dishwasher.

UTILITY ROOM: 9'5" x 7'10" (2.88m x 2.40m)

Space for appliances and door to...

CLOAKROOM:

Low level w/c and hand wash basin.

LANDING:

Doors to...

BEDROOM ONE: 12'6" x 11'11" (3.83 x 3.64)

Juliet balcony overlooking rear garden, radiator, walk in wardrobe and door to...

EN- SUITE:

Tiled walls and floor, low level w/c, hand wash basin, shower and wall mounted towel rail.

BEDROOM TWO: 11'4" x 10'7" (3.47 x 3.23)

Double glazed window to side and radiator.

BEDROOM THREE: 12'8" x 9'5" (3.88 x 2.88)

Double glazed window to rear and radiator.

BATHROOM:

Wall mounted towel rail, tiled walls and floor,

FRONT GARDEN:

Ample off road parking

REAR GARDEN:

Laid to lawn with fenced surround.

NEEDHAM MARKET:

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