





This well-presented 2-bedroom terrace property is situated in the sought-after town of Bury St Edmunds, offering an inviting blend of comfort and functionality. On the ground floor, you'll find a generously sized kitchen, and a spacious sitting/dining room that serves as a versatile space ideal for entertaining or enjoying quality family time. Upstairs, the home features two large double bedrooms, each complete with fitted wardrobes to provide ample storage and convenience. The property is further enhanced by an enclosed, low-maintenance garden, offering a delightful outdoor space perfect for relaxation or entertaining. Don't miss the opportunity to make this fantastic home your own.

Entrance Hall

5' 7" x 2' 11" (1.712m x 0.897m)

Stairs to first floor. Radiator.

Kitchen

15' 9" x 7' 9" (4.79m x 2.37m)

Modern range of wall and base cupboard and drawer units with ample worktop over. Inset sink and drainer. Induction hob and electric oven, space for a full fridge freezer and a washing machine. Window to rear and door to rear garden. Radiator.

Sitting/Dining Room

16' 0" x 12' 5" (4.882m x 3.778m)

Bright and spacious room with windows to front and a stylish feature wall, perfect for relaxing or entertaining. Radiator.

Landing

7' 5" x 5' 11" (2.248m x 1.793m)

Loft access.

Bedroom 1

15' 8" x 10' 1" (4.785m x 3.063m)

Large double room with dual aspect windows to front. Fitted wardrobe and storage cupboard. Radiator.

Bedroom 2

13' 2" x 9' 8" (4.014m x 2.959m)

Good size double room with fitted wardrobes and windows to rear. Radiator.

Bathroom

7' 4" x 6' 0" (2.237m x 1.822m)

Bath with shower over, WC and pedestal sink. Window to rear. Radiator.

Front garden

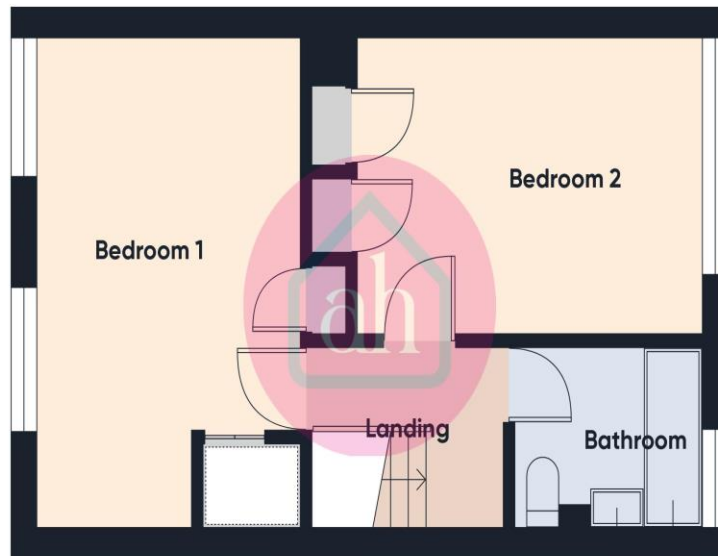
Hard standing and shingle area to front of property.

Rear Garden

Enclosed garden mainly laid to lawn with patio seating area and outbuilding. Gated access to rear.



Ground Floor



Floor 1

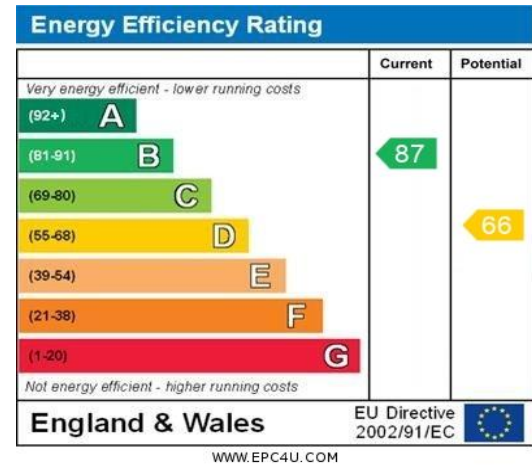
Approximate total area⁽¹⁾
715.81 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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