



## OAST COURT

BURY ST. EDMUNDS, IP33 2AN

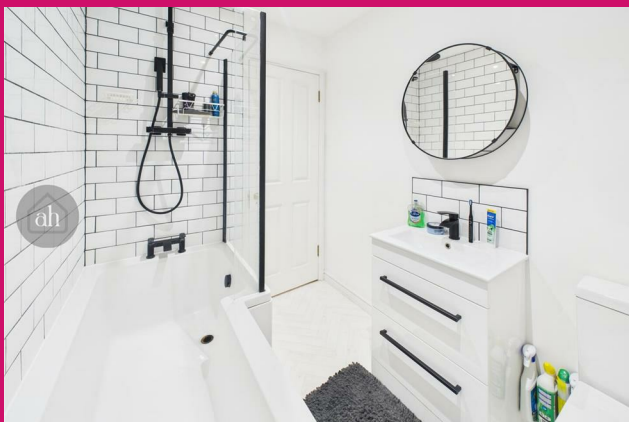
£270,000  
FREEHOLD

This stylish and contemporary two-bedroom terraced home is ideally situated within easy reach of Bury St Edmunds town centre, offering the perfect blend of modern living and convenience. The property features a light and spacious open-plan living area incorporating a sleek kitchen, ideal for both relaxing and entertaining. A separate cloakroom completes the ground floor accommodation. Upstairs, there are two bedrooms, generous storage and a beautifully renovated bathroom. Outside, the property benefits from allocated parking along with additional visitor spaces. An excellent opportunity for first-time buyers, investors, or anyone seeking a low-maintenance home close to the town's wide range of amenities.

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# OAST COURT

• Well Presented Two Bedroom Home • Within Walking Distance From Town Centre • Allocated Parking Space & Visitor Parking • Gas Fired Central Heating • Stylish Open Plan Kitchen/ Sitting Room • Ground Floor Cloakroom • Two Double Bedrooms • Contemporary First Floor Bathroom • Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with a sky light and storage cupboard with space for washing machine.

## Cloakroom

WC and wash basin. Housing the boiler and consumer unit. With a window to front and radiator.

## Sitting Room

Well presented open plan living space with exposed beams. Stairs leading to the first floor and understairs storage cupboard. Window to side with fitted shutters and radiators.

## Kitchen

Stylish kitchen with matching wall and base cupboard and drawer units. Inset sink and drainer with flexi tap. Integrated appliances include full fridge freezer, dishwasher, electric oven with induction hob and extractor hood over. Step leading to the open plan sitting area.

## Landing

With a built-in double wardrobe and airing cupboard housing the water tank. Exposed beams and loft access. A sky light and radiator.

## Bedroom 1

Double room with exposed beam, sky light and radiator.

## Bedroom 2

Double room with built-in double wardrobe. Exposed beam and full length windows to front enjoying plenty of natural light. Radiator.

## Bathroom

Contemporary suite with WC and inset wash basin vanity unit. Fully tiled with a P 'shaped bath and waterfall shower head and separate handheld shower head over, with shower screen. Exposed beam and heated towel rail.

## Parking

Allocated parking space and visitor parking.

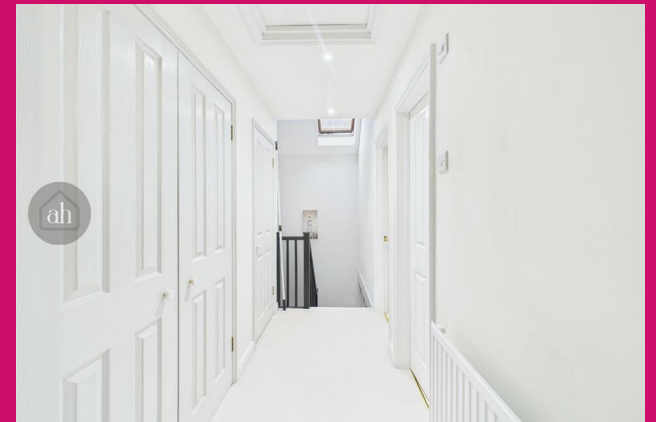
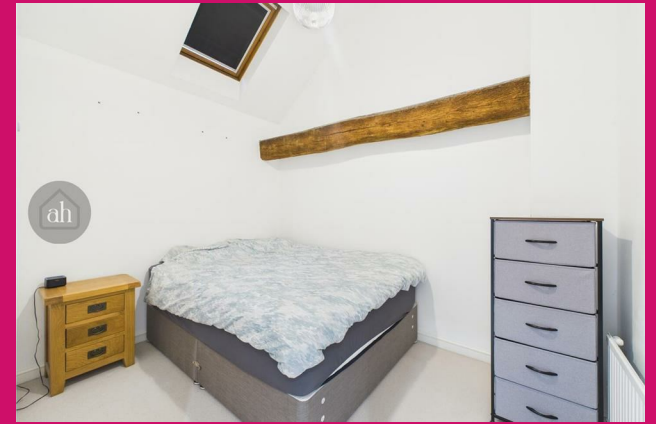
## Agent's Note

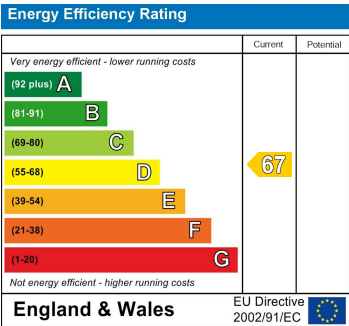
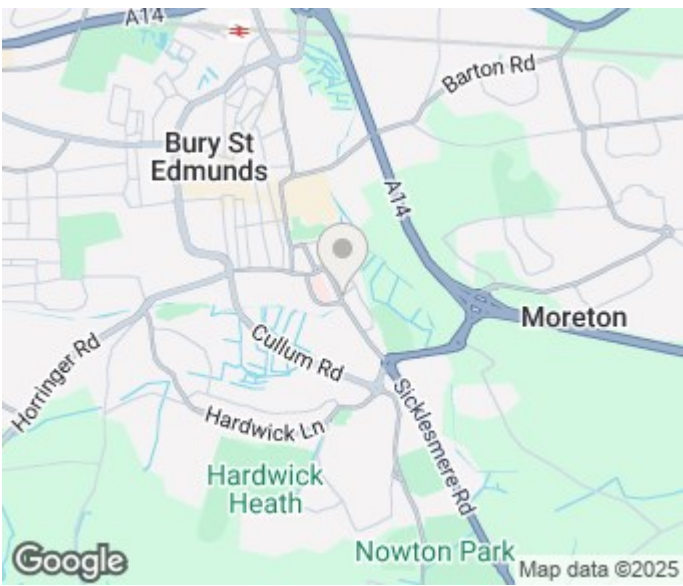
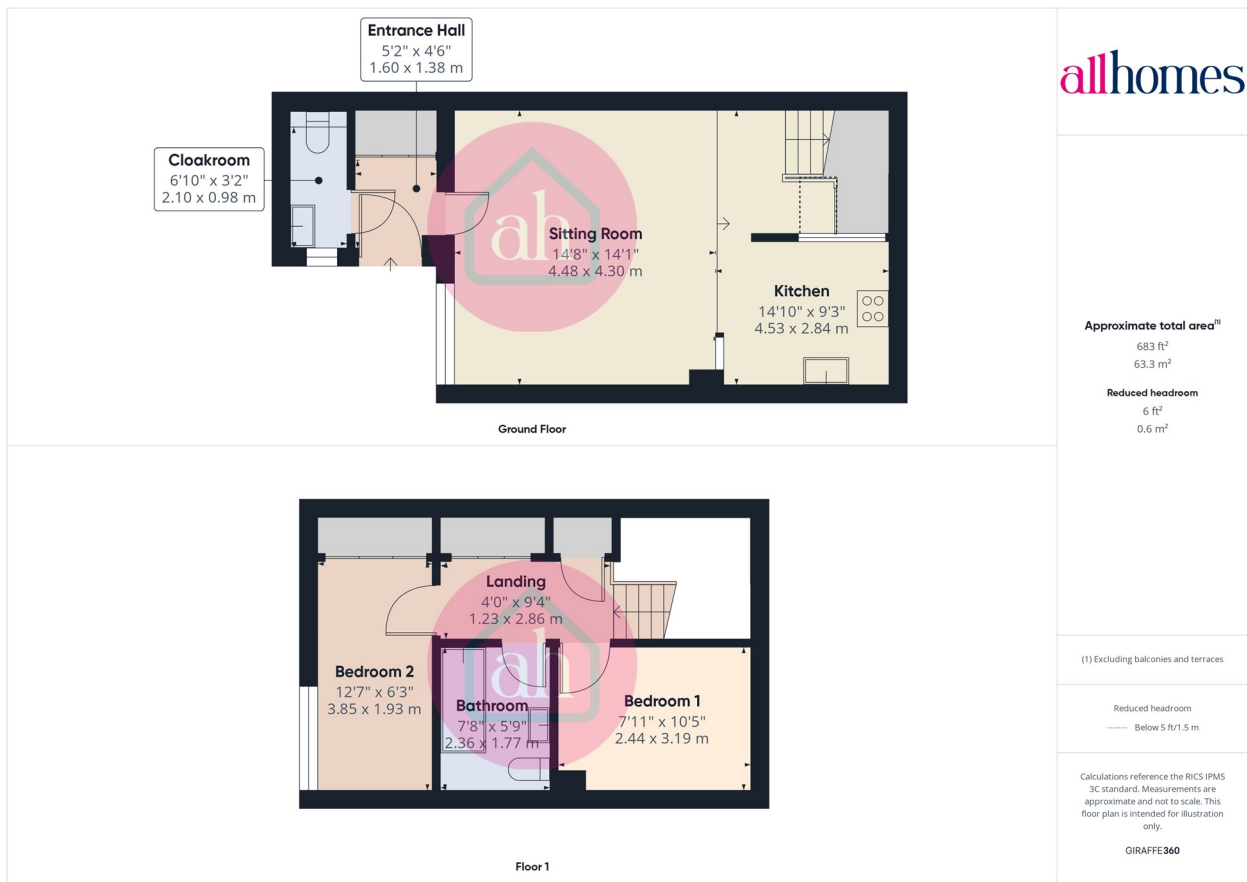
A maintenance fee of £52 per month is charged. To maintain the outside areas including the parking areas, trees and security lighting.





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EPC Rating: D Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

allhomes  
28 Thurston Granary, Thurston  
Bury St Edmunds  
Suffolk  
IP33 3QU

01359 234444  
mail@allhomes.uk.com  
allhomes.uk.com

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