



49 Peterhouse Close  
Bury St. Edmunds, Suffolk IP28 7NH  
Guide Price £195,000

**shires**  
residential

**An established four bedroom terraced home in a courtyard overlooking an open green, offered to the market with the benefit of no onward chain.**

This established terraced house is offered to the market with no onward chain and enjoys modern comforts including UPVC double glazing and gas fired radiator heating. The property provides deceptively spacious accommodation particularly on the first floor where there are four bedrooms. There is an enclosed garden, storage shed and communal parking is available close-by. In further detail the accommodation comprises:

Part glazed UPVC door opens to:

#### **ENTRANCE HALL**

Radiator. Laminate flooring. Stairs to first floor.

#### **LOUNGE/DINING ROOM**

Two radiators. Fireplace with electric living flame effect fire. UPVC window to front. Sliding double glazed patio doors opening to rear garden.

#### **KITCHEN**

A range of base units and drawers and work surfaces over to three sides. Stainless steel sink with mixer tap and tiled splashback. Space for cooker with extractor above. Matching wall units to two sides. Cupboard housing gas meter. Further cupboard housing Ideal gas fired boiler.

#### **FIRST FLOOR**

##### **LANDING**

Loft access and airing cupboard.

##### **BEDROOM ONE**

Double wardrobe. Radiator. UPVC window to front.

##### **BEDROOM TWO**

Radiator. Single wardrobe. UPVC window to rear.

##### **BEDROOM THREE**

Radiator. Single wardrobe. UPVC window to rear.

##### **BEDROOM FOUR**

Radiator. Single wardrobe. UPVC window to front.

##### **BATHROOM**

White suite comprising cast iron bath with mixer tap and shower attachment. Wash basin and low level WC. Electric fan heater. Frosted UPVC window to rear.



**OUTSIDE**

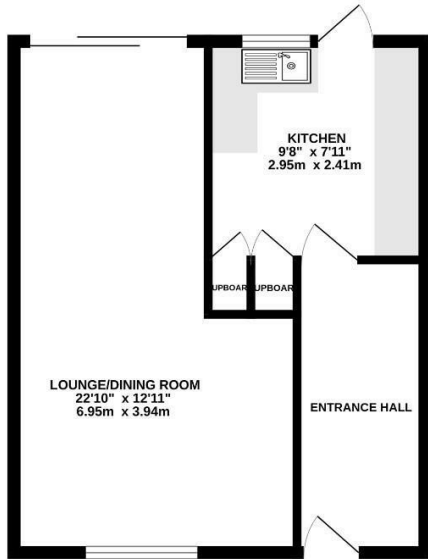
To the front of the property there is an enclosed low maintenance garden which is mainly paved with storm porch. Rear garden paved patio area and opens to mainly lawned garden with brick storage shed and gated access to the rear.

**PARKING**

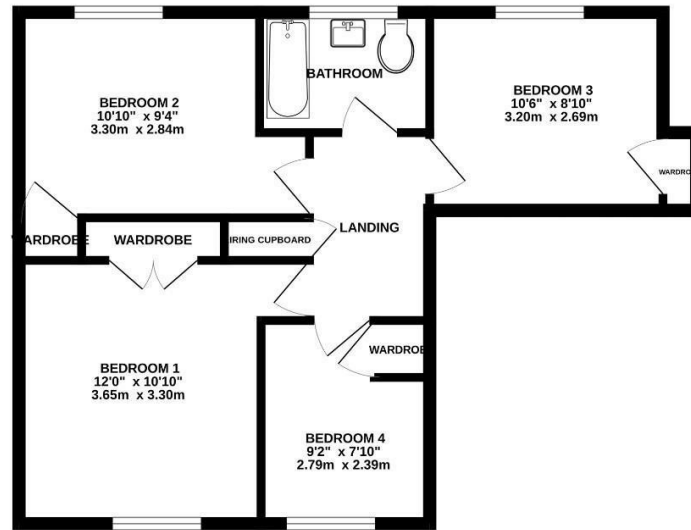
Communal parking can be found nearby.



GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.2 sq.m.) approx.

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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