

5 Heath Court - Guide Price £245,000

Beck Row Bury St Edmunds Suffolk IP28 8FF



"Consistently providing outstanding service to our clients"

Guide Price £245,000

The Property

A 4 bedroom town house located in a cul de sac close to Mildenhall base with garage and parking. A home that suits all needs, contact us now to view

Entrance door to

HALL

Stairs to first floor. Access to cloakroom.

CLOAKROOM

6'4 x 4'9

Two piece suite. Access to

RECEPTION ROOM

12'2 x 9'2

Double glazed window to front. Radiator beneath.

KITCHEN DINER

18'3 x 13'3

Double glazed double opening doors to garden. Double glazed window to rear. Range of fitted wall and base units.

LANDING

Doors to all first floor bedrooms and family bathroom.

FAMILY BATHROOM

9' x 6'4

Three piece suite. Double glazed window to front.

BEDROOM

12'6 x 9'2

Double glazed window to front.

Features

- CHAIN FREE
- DOUBLE GLAZING
- CENTRAL HEATING THROUGHOUT
- GENEROUS SIZE ACCOMMODATION
- TOP FLOOR SUITE
- FAMILY BATHROOM TO FIRST FLOOR
- GROUND FLOOR CLOAKROOM
- LARGE KITCHEN DINER
- GARAGE
- PARKING

BEDROOM

12'11 x 9'2

Double glazed window to rear overlooking garden.

BEDROOM

9'6 x 9'

Double glazed window to rear overlooking garden.

SECOND FLOOR LANDING

Door to

INNER HALLWAY

Further door leading to





BATHROOM

11'4 x 7'2

Four piece suite comprising bath, shower, sink and WC.

MAIN BEDROOM

12'11 x 11'4

Double glazed window to rear overlooking the rear garden.

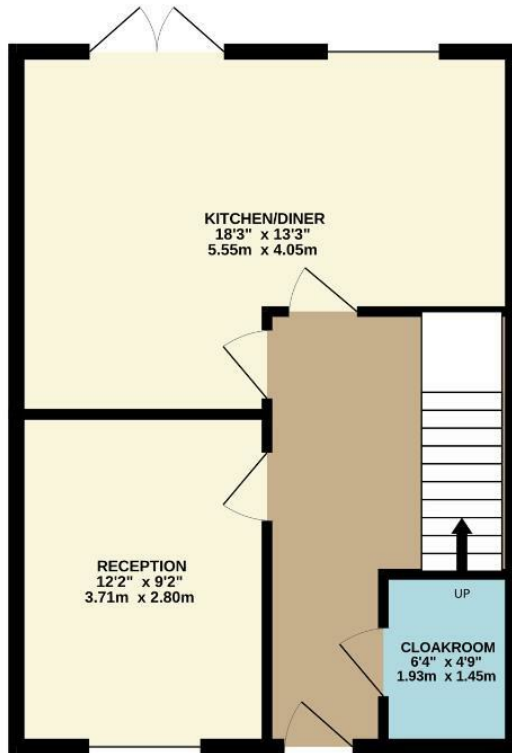
OUTSIDE

The rear garden is enclosed with paving and shingle

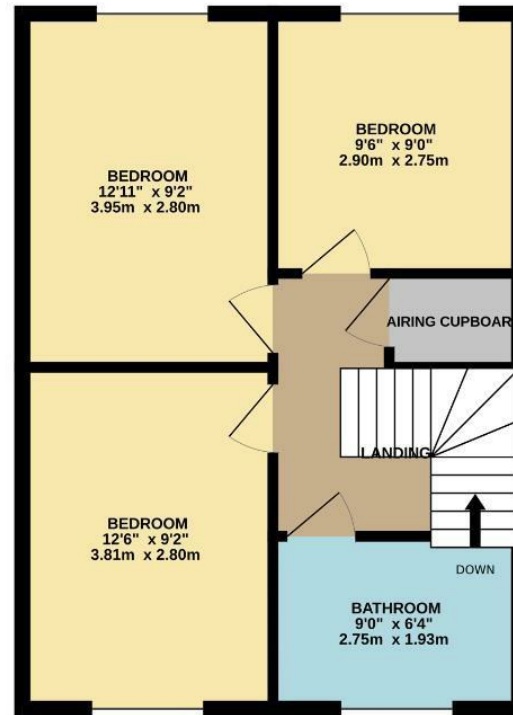


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

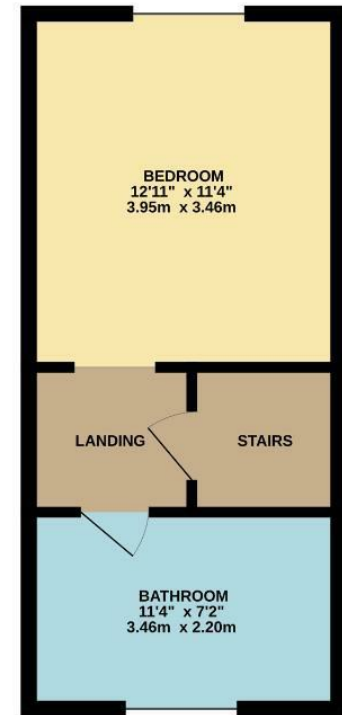
GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



2ND FLOOR
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		73	86
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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