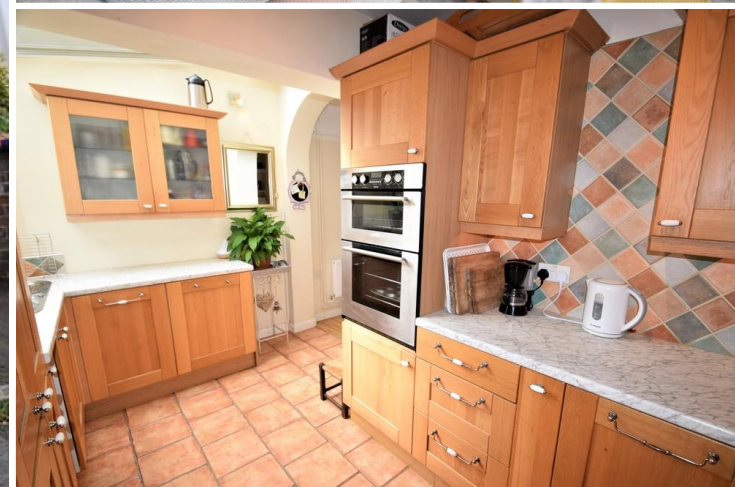


# Balmforth

Estate Agents, Valuers & Letting Agents



## Horsecroft Road, Bury St. Edmunds, IP33 2DS

BALMFORTH (Bury St Edmunds) are delighted to offer to the market for sale this charming 2/3 bedroom mid-terraced house only a short distance from the town centre of Bury St Edmunds. The accommodation comprises 2 double bedrooms and 3rd generous single bedroom, light and airy open plan living room/dining room, kitchen and family bathroom. Externally the property has a fully enclosed rear garden and road parking available to the front.

**£280,000**

- CLOSE TO TOWN CENTRE
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING ROOM/DINING ROOM
- MULTI-FUEL BURNER
- BEAUTIFULLY PRESENTED



**YOU WILL LOVE** The charming character this property possesses. Despite being regularly updated the property still maintains a high level of character including multi-fuel burner in the living room as well as multiple feature fireplaces throughout.

**WE LOVE** How light and airy the property feels, with large windows to the front and skylight in the kitchen, providing an abundance of natural light throughout.

**LOCATION** Horscroft Road is ideally located just outside the town centre of the popular market town of Bury St Edmunds offering a wide range of

facilities including the Arc Shopping Centre, Theatre Royal and the Abbey Gardens. The mainline station provide links to London Liverpool Street and the A14 trunk road, provides speedy access to the Cambridge, Ipswich and London via the M11 motorway.

**ENTRANCE HALLWAY** Entry is via the uPVC part glazed door into the entrance hallway with stairs rising to the first floor, door to the dining room. 1 x Radiator.

**DINING ROOM** 10' 0" x 8' 0" (3.05m x 2.44m) Open to the living room the beautifully presented dining room benefits from a feature Victoria style fireplace

with mantle, radiator and uPVC sash windows to the front aspect.

**LIVING ROOM** 12' 11" x 13' 05" (3.94m x 4.09m) A light and airy living room boasting a multi-fuel burner with brick plinth and wooden surround. Understairs storage. 1 x radiator. Open archway to the kitchen.

**KITCHEN** 13' 5" x 8' 4" (4.09m x 2.54m) The well equipped kitchen boasts a range of wall mounted and base level units beneath marble effect roll-edge worktops with complimentary tiled splashbacks. Inset one and half bowl sink with drainer and mixer tap over. Integrated electric eye

level oven and grill, gas hob with extractor over. Integrated dishwasher, space and plumbing for washing machine and fridge freezer. Tiled flooring. uPVC double glazed window to the rear aspect. Open arch to the lobby.

**LOBBY** A part glazed wooden door gives access to the garden. Tiled flooring. 1 x radiator and access to the family bathroom.

**FAMILY BATHROOM** 7' 11" x 5' 11" (2.41m x 1.8m) A modern three piece suite comprising panelled bath with mains shower over, wall mounted wash hand basin, low level WC with heated towel rail. Obscured uPVC double glazed window to the rear aspect.

## LANDING

Providing loft hatch and access to the bedrooms.

### **MASTER BEDROOM** 13' 05" x 9' 02" (4.09m x 2.79m )

A generous master bedroom boasting built in cupboards and shelving, uPVC sash window to the rear aspect. 1 X Radiator and access to bedroom three.

### **BEDROOM THREE** 8' 3" x 7' 11" (2.51m x 2.41m) A

generous single bedroom with uPVC sash window to the rear aspect. 1 x Radiator.

### **BEDROOM TWO** 11' 9" x 10' 0" (3.58m x 3.05m) The

second double bedroom has a large built in wardrobe and built in storage cupboard, Victorian style fireplace. Radiator 2 x uPVC windows to the front aspect.

## EXTERNALLY

To the front of the property is a raised brick flowerbed with mature shrubs. Steps to the front door. To the rear there is an attractive garden predominantly laid to lawn with patio for external dining. Large storage shed and wood store.

## AGENTS NOTE

Right of way over neighboring property to gain access to the front.



## Tenure

Freehold

## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

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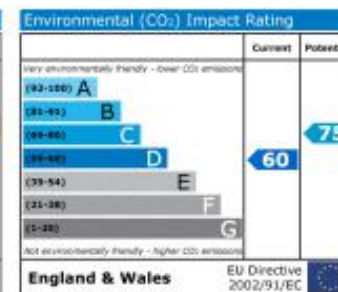
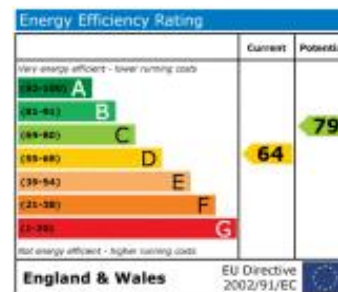
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GROUND FLOOR  
APPROX. FLOOR  
AREA 42.7 SQ.M.  
(460 SQ.FT.)

TOTAL APPROX. FLOOR AREA 74.9 SQ.M. (806 SQ.FT.)

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. 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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