

HASELMERE CLOSE, BURY ST. EDMUNDS

IP32 7JQ

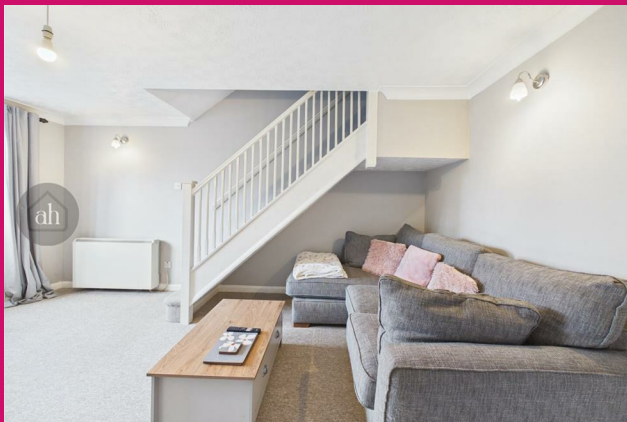
£220,000
FREEHOLD

Situated on the popular Bartons Estate in Bury St Edmunds, this chain-free two bedroom terraced house presents an excellent opportunity for first time buyers or investors alike. The ground floor offers a fitted kitchen and a comfortable sitting/dining room with door leading out to the rear garden. On the first floor there are two double bedrooms and a modern family bathroom. Outside, the enclosed rear garden provides access to a garage located in a nearby block along with allocated parking. Conveniently positioned for local amenities and transport links, this well-located home is offered with no onward chain and viewing is recommended.

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HASELMERE CLOSE

- Well Presented Terraced Two Bedroom Home
- No Onward Chain
- Spacious Sitting Room
- Well Appointed Kitchen
- Garage & Parking
- Enclosed Rear Garden
- Close To Local Amenities & Transport Links
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Opening to the kitchen and door into the sitting room. Electric heater.

Kitchen

Well-appointed kitchen with a range of wall and base cupboard and drawer units and ample work tops over. Inset sink and drainer. Space for washing machine and full fridge freezer, integrated appliances include electric oven, hob and extractor hood over. Window to front.

Sitting Room

Well-proportioned room with a feature fireplace surround and hearth with space for an electric fire. Stairs to first floor. Window to rear and door leading directly to the rear garden. Electric heater.

Landing

Bedroom 1

Double room with over stairs built in storage. With loft access and window to rear. Electric heater.

Bedroom 2

Window to front and electric heater.

Bathroom

Modern suite, WC and inset vanity wash basin unit. Fully tiled with bath and shower head over. Window to front and airing cupboard. Wall mounted electric fan heater.

Outside

Fully enclosed rear garden laid mainly to lawn

with a small patio area. Pathway to the gated rear access.

Garage

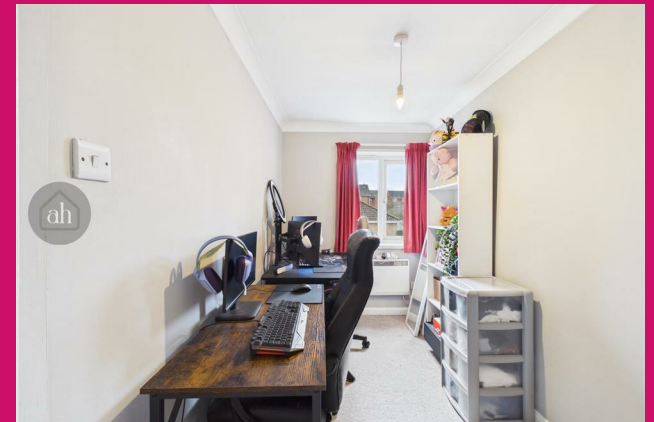
Access through the back garden gate with parking. Power connected.

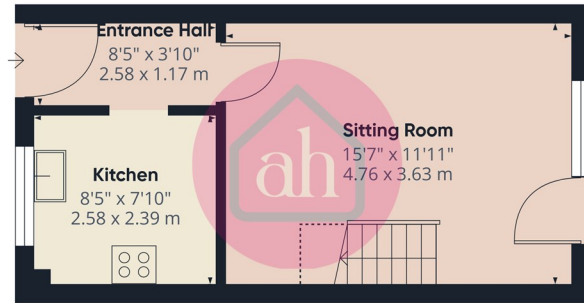
Disclaimer

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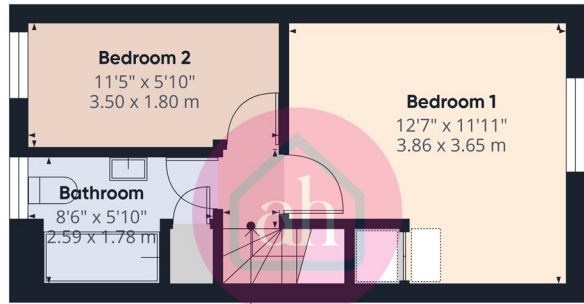


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Ground Floor



Floor 1



Approximate total area⁽¹⁾
546 ft²
50.7 m²

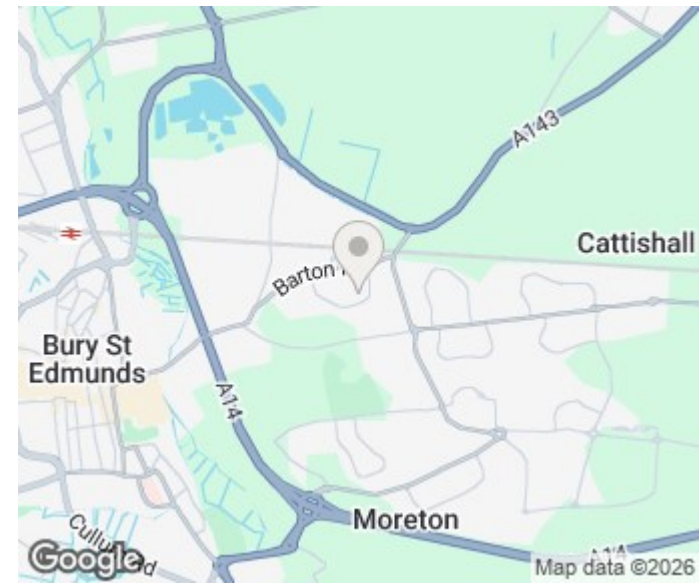
Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 91 |
| (81-91) B | | | |
| (69-80) C | | 71 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

EPC Rating: C Council Tax Band: B

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

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