

oakheart

£270,000

Asking Price

Southgate Street, Bury St. Edmunds



Situated close to the historic centre of Bury St Edmunds, Oast Court offers easy access to a range of amenities including shops, restaurants, leisure facilities and transport links. The town's charming streets, green spaces and vibrant market scene make it a highly desirable place to live.

As you open the front door you are welcomed by a bright hallway with a skylight that fills the space with natural light. There is a large storage cupboard which houses the washing machine, keeping laundry neatly tucked away, plus there is a door leading to a useful ground floor cloakroom.

The living room feels light and airy thanks to the large front facing window with bespoke shutters. Characterful exposed beams add charm, while the open plan layout

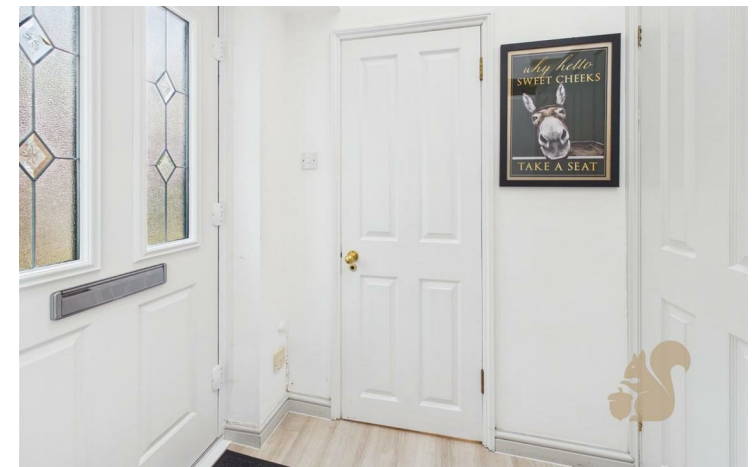
enhances the sense of space. In the rear corner is a stylish fitted kitchen with ample storage and integrated appliances including a dishwasher, fridge/freezer, built-in oven and halogen hob. The deep green shaker style doors complete the modern finish. Stairs to the first floor are also located at the rear of the living room.

Upstairs, the vaulted ceiling and additional skylight allow plenty of natural light into the landing, which also benefits from a built-in wardrobe and airing cupboard.

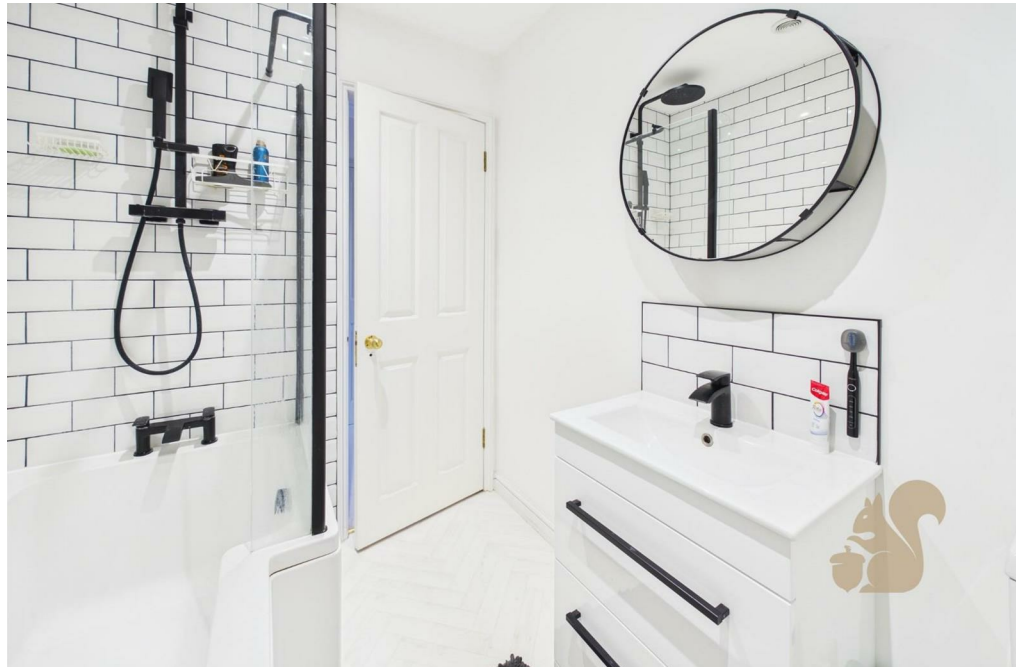
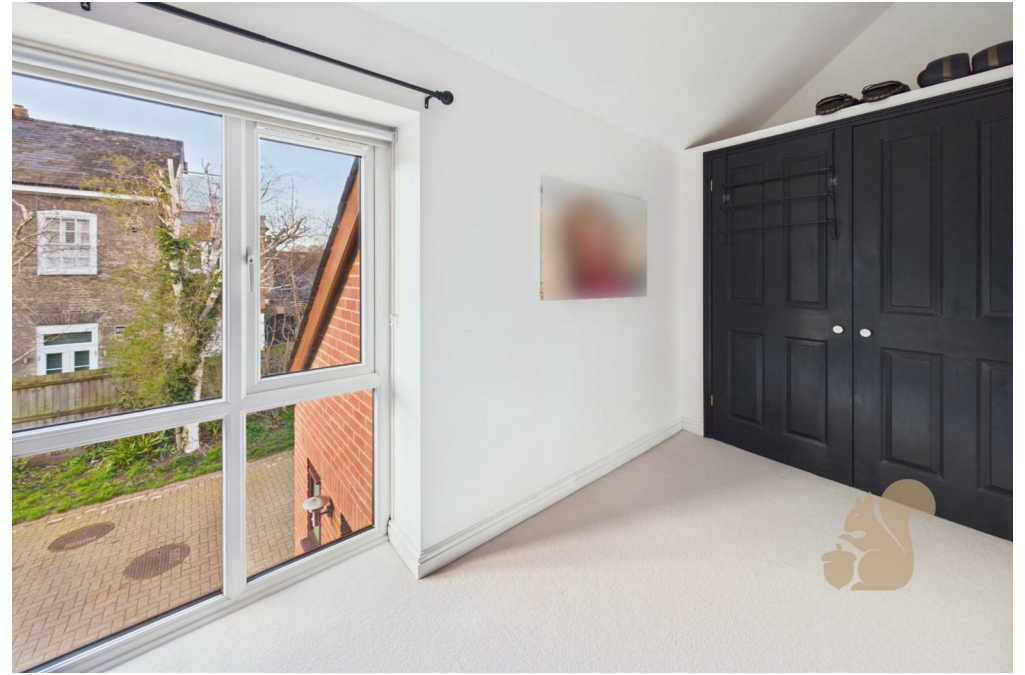
One bedroom is located to the rear of the property and features a skylight plus a further wooden beam. The contemporary bathroom includes a low level WC, vanity wash basin, bath with mixer tap, and a separate shower with rainfall and handheld showerheads.

The final bedroom sits at the front of the property and spans the width of the house, and features another high ceiling, a large window plus a further built-in wardrobe.

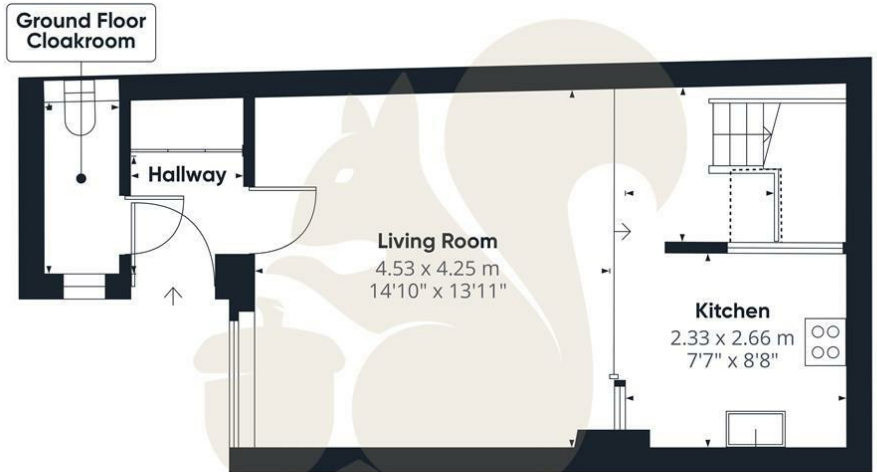
In our opinion, this property would suit first time buyers or investors, particularly those seeking low-maintenance living as there is no garden to maintain. The property also benefits from an allocated parking space plus additional visitor parking too.











Ground Floor



Floor 1



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Approximate total area^m
63.6 m²
686 ft²

Reduced headroom
0.5 m²
5 ft²

(1) Excluding balconies and terraces

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

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

GIRAFFE360

Local Authority:
West Suffolk

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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