



Kings Mews, Bury St. Edmunds

Sheridans



Kings Mews, Bury St. Edmunds IP33 3AE

Guide Price £375,000

A fantastic opportunity located in the heart of the town just yards from Waitrose is this well presented spacious three double bed roomed split level home within an exclusive gated modern development with the added benefit of an allocated parking space behind electric security gates.

Entrance into property via front door into hallway which accesses the dual aspect sitting room with central contemporary fireplace and double French doors to opening onto a modern kitchen with integral fridge/freezer and dishwasher. Double bedroom with en-suite shower room as well as the cloakroom/utility room.

On the first floor there are two double bedrooms, in the second bedroom there is a fitted wardrobe, and a spacious bathroom with a bath and a separate shower cubicle.

NB The lease is 999 years commencing 1/4/2006. With new windows and doors fitted in 2022.

Outside

There is a low maintenance private courtyard enclosed by a brick wall providing an ideal space for entertaining and summer dining. In addition there is access to a secure brick built external outhouse which houses the boiler and provides a useful storage area for bicycles and garden furniture. There are also water and power connections which have previously been used for a washing machine.

Location

Kings Mews is located just off the town centre and is within a short reach of the excellent range of schooling, shopping, cultural and recreational facilities the historic market town of Bury St Edmunds has to offer. The properties will certainly appeal to those prospective buyers seeking either a property for investment or low maintenance town living within a stones throw of Waitrose.

Directions

From the town centre proceed west along Kings Road where the gated entrance to Kings Mews can be found on the left hand side.

Services

- Excellent town centre location
- Secure gated parking for one car
- Three spacious double bedrooms
- Two bathrooms and cloakroom
- Dual aspect living room
- Well equipped kitchen
- Private courtyard garden
- Outside secure storage outhouse
- No onward chain

All mains services are connected.

Council Tax Band D.

Annual ground rent £155.

Annual service charge £2010.12

Council Tax: West Suffolk Band: D

Broadband speed: Up to 216 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

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