

HORRINGER ROAD BURY ST EDMUNDS FOR SALE

- CHAIN FREE
- TWO DOUBLE BEDROOMS
- CLOSE TO TOWN CENTRE
- FRONT AND REAR GARDENS
- AMENITIES WITHIN WALKING DISTANCE
- CLOSE TO WEST SUFFOLK HOSPITAL
- EPC D
- COUNCIL TAX BAND B



PRICE
£190,000



GD Estates are delighted to offer to the market this two-bedroom mid-terrace home, ideally located just outside the town centre of Bury St Edmunds on the popular Horringer Road.

The internal accommodation comprises two double bedrooms, a living room, kitchen, and family bathroom.

Externally, the property benefits from both front and rear gardens.



LOCATION:

This property is situated on the sought-after Horringer Road in Bury St Edmunds, offering convenient access to local amenities while being just a short distance from the town centre. Bury St Edmunds provides a wealth of educational, recreational, and cultural attractions, including the Arc Shopping Centre, Theatre Royal, and Abbey Gardens. The town benefits from a train station with direct links to London Liverpool Street and easy access to the A14, connecting to Ipswich, Cambridge, and London via the M11.

LIVING ROOM

11' 5" x 10' 9" (3.5m x 3.3m):

The property is entered via a uPVC door into the light and airy living room, which features an electric fire with tiled surround, a radiator, and a uPVC window to the front aspect.

KITCHEN

13' 1" x 7' 10" (4 (max)m x 2.4m):

Well-equipped kitchen boasting a range of wall-mounted and under-counter cabinets beneath square-edge granite-effect worktops with complementary tiled splashbacks. Features include an inset stainless steel sink with drainer, integrated electric oven and hob, and space and plumbing for a dishwasher or washing machine. Wall-mounted combination boiler, stairs to the first floor, and a uPVC window to the rear aspect.

BATHROOM

5' 6" x 4' 11" (1.7m x 1.5m):

Bathroom boasting a three-piece white suite comprising a panelled bath with electric shower over, low level WC, and pedestal wash hand basin. Additional features include a heated towel rail and an obscure uPVC window to the rear aspect.

LANDING:

Providing access to all first floor accommodation. Loft hatch.

BEDROOM 1

11' 9" x 10' 9" (3.6 (max)m x 3.3 (max)m):

Double bedroom featuring a built-in storage cupboard, uPVC window to the front aspect, and one radiator.

BEDROOM 2

10' 2" x 7' 10" (3.1m x 2.4m):

Second double bedroom, uPVC window to rear aspect and one radiator.



EXTERNALLY:

To the front, the property is approached via a pathway leading to the front door, bordered by a small lawned area. To the rear, there is a generously sized, fully enclosed garden, predominantly laid to lawn with a patio area-ideal for outdoor dining and entertaining.

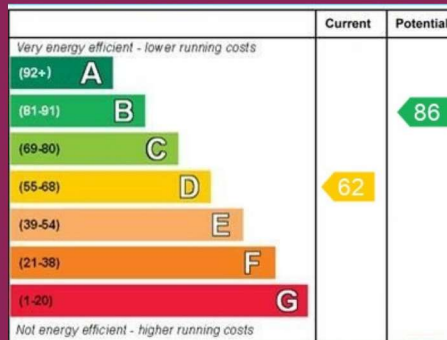
SERVICES:

The property offers mains gas, water and electricity. Gas fired central heating.

Council tax band B - Mid Suffolk
EPC D

TENURE:

The property is FREEHOLD and will be sold with vacant possession.



01284 750891



sales@gdestates.co.uk



14, The Traverse, Bury St Edmunds, IP33 1BJ

