

oakheart

£210,000

Offers In Excess Of  
Ipswich Street, Bury St. Edmunds





Situated in the heart of the highly sought after Town of Bury St Edmunds is this modern, well presented and generously proportioned two bedroom home. It would be the perfect first time purchase or an ideal investment, we highly recommend an early viewing to avoid disappointment!

This nicely presented residence is located within immediate walking distance to both the Centre of Town and the Train Station. It is ideal for those looking to enjoy the vibrant buzz of Bury and its amenities or the convenience of easy commuting to Cambridge or Ipswich. It offers rarely available private residents parking at the rear offering peace of mind for those who drive. There is a handy rear gate into the garden from the parking area which

reveals a low maintenance town centre style garden. It benefits a large timber shed for storage, a patio area for outdoor dining and an array of neatly tended flowerbeds at the borders.

Entry to the property at the front reveals a bright and sizeable hallway which offers space for shoes and coats. The open plan lounge/diner is a bright and well appointed room that is complete with wood effect laminate flooring and sympathetic decorative finishes. Completing the ground floor at the rear is the bright and contemporary kitchen/breakfast room. It includes features that briefly comprise; Marble effect work tops with a breakfast bar peninsula, tiled flooring, metro tiled splash backs, white gloss units at eye and low levels, two

windows overlooking the garden to the rear, a patio door to the garden, a stainless steel sink and half bowl drainer, inset oven, and a four ring electric hob with an extractor over.

On the first floor the stairs rise to present a carpeted landing with an airing cupboard and doors leading to the two bedrooms and the neat bathroom. Bedroom one is a sizeable double room with plenty of space for freestanding storage, whilst bedroom two enjoys fitted storage options.



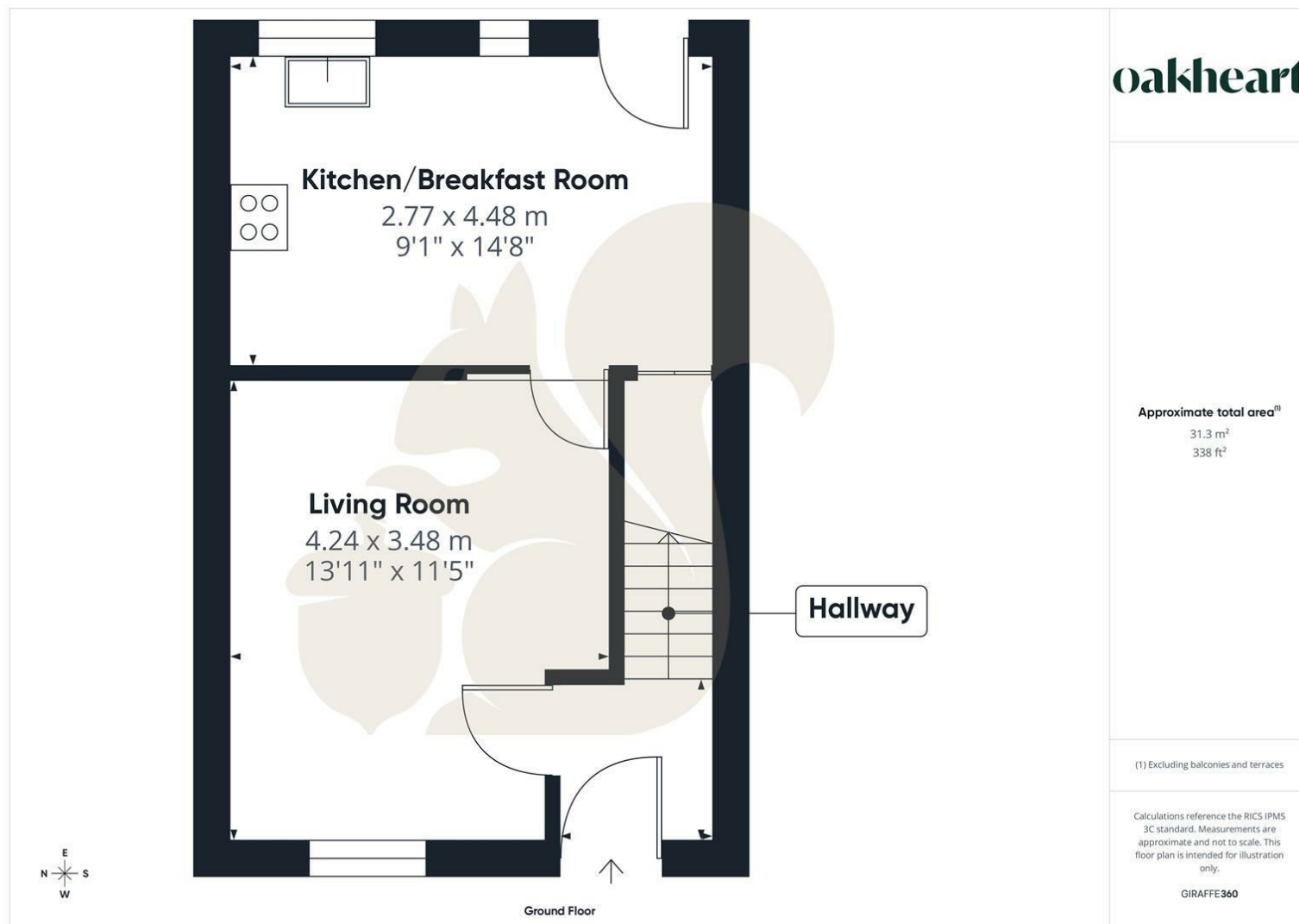













Local Authority:

Tenure:  
Freehold

Council Tax Band:  
B

### Energy Efficiency Rating

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