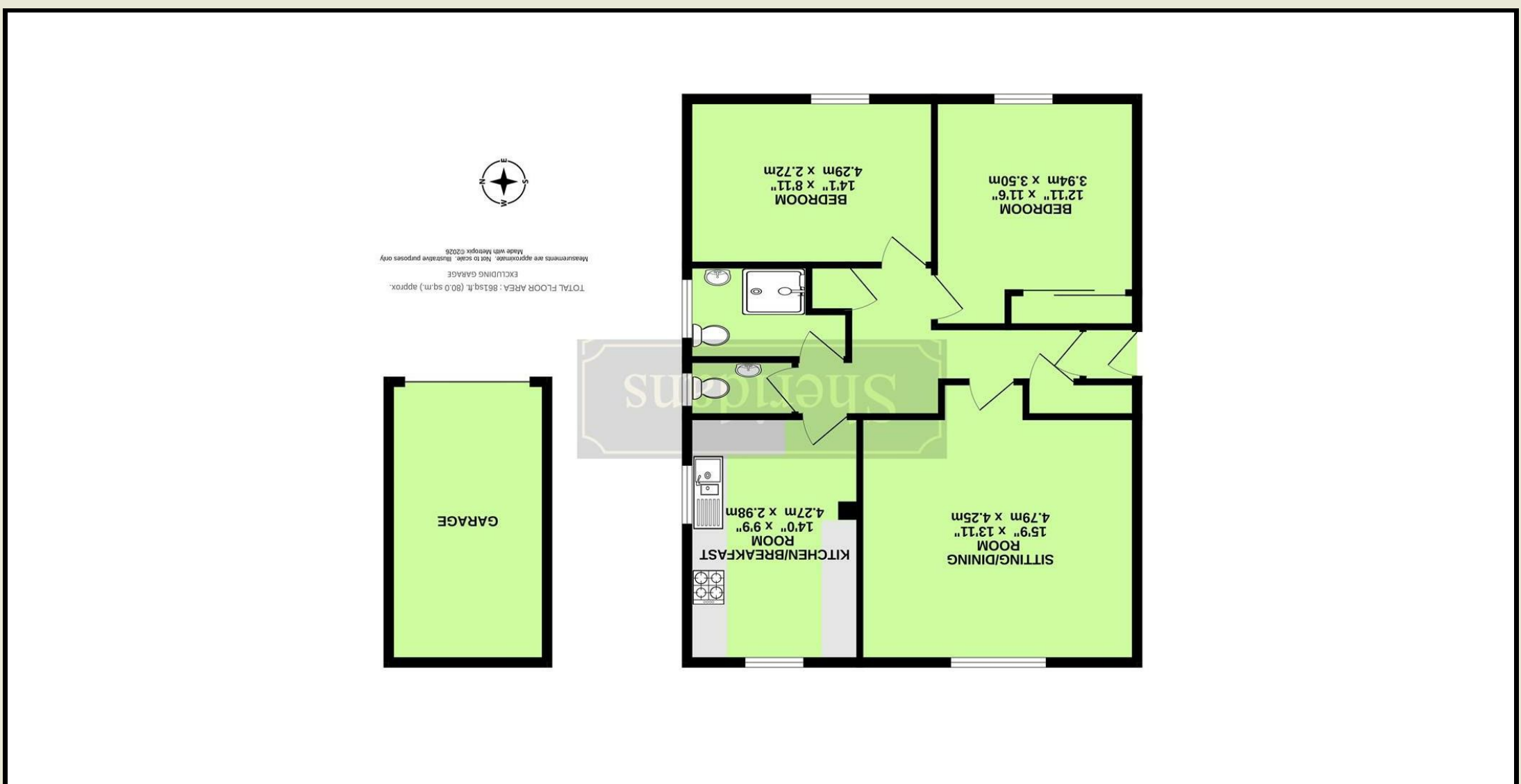


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents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





## Springfield Road, Bury St. Edmunds IP33 3AR

Guide Price £260,000

Located on Springfield Road, a short walk to the centre of Bury St Edmunds, this superb two bedroom ground floor apartment is an excellent choice for those seeking a stylish, low maintenance home having been completely refurbished and modernised throughout to a high standard by the current owner. The property also benefits from a freehold single garage at the rear of the building.

The apartment features a practical layout with a modern, well-equipped kitchen, a large bright lounge with ample space for a dining area, two large double bedrooms, a bathroom, a separate cloakroom with WC as well as ample storage space throughout.

It is well-suited to a wide variety of potential buyers and should certainly be viewed internally in order to fully appreciate the standard of accommodation and space on offer.

Entrance to the apartment is via the communal entrance hall with access to the front and rear aspect where there is an additional private locked storage cupboard. Upon entering the property, there is an entrance hall fitted with Amtico flooring, with doors leading to a large, light and airy sitting/dining room and a contemporary kitchen/breakfast room with a variety of modern units, integrated appliances, quartz worktops and Amtico flooring throughout. The two double bedrooms also lead off the hall as well as a bathroom with WC, handbasin and large walk-in, wireless remote waterfall shower cubicle. The separate cloakroom contains an additional WC and handbasin. The master bedroom benefits from a built-in wardrobe with sliding mirrored doors. There is also a large airing cupboard with shelving. The property benefits from double glazed units throughout and a new boiler installed within the past 5 years.

### Outside

The property is set within well maintained communal grounds which are laid mainly to lawn with well-established borders. There is also a secure single garage en-bloc to the rear of the property which is freehold.

### Location

The property is perfectly situated in a quiet residential area a mere 5-10 minute walk from the historic town centre with its unique independent shops, well known high street stores, cinemas, theatres and plentiful restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. It is also close to well-regarded schools and sports facilities. The property is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. The town is renowned for its stunning Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, and just a short stroll down from the colourful boutiques and café culture of the town centre.

### Directions

Leaving the town head west along Risbygate Street, then turn right into Springfield Road and Springfield Court can be found on the left-hand side.

### Services

All mains services are connected to the house. Gas fired radiator central heating.

Council Tax: West Suffolk Band: B

Broadband speed: Up to 1800 mbps available (Source Ofcom)

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

- Modern completely refurbished ground floor apartment
- Walking distance to the town centre
- Two double bedrooms
- Sitting/dining room
- Kitchen/breakfast room
- Single garage
- Communal garden
- Bathroom and separate cloakroom
- Ample storage space

### Agents Note

999 year lease - 948 Years left on the lease

Service charge £1,100 per annum

Single garage - freehold

