

oakheart



£230,000

Guide Price

Mill Road, Bury St. Edmunds



****GUIDE PRICE £230,000 - £240,000****

****Investment Buyers Only****

****Just let at £1250 PCM - 6.25% yield****

A charming two-bedroom terraced house, perfectly situated just a short walk from Bury St Edmunds town centre. The property features an inviting open-plan living area seamlessly integrated with a modern corner kitchen, complete with integrated appliances including oven, hob & extractor, fridge/freezer and

washing machine. This setup creates a bright and spacious environment ideal for both relaxing and entertaining.

The house boasts two bedrooms to the first floor along with a sleek, contemporary shower room fitted with high-quality fixtures. Outside, you'll find a private westerly facing rear garden with large patio area, perfect for enjoying outdoor meals, gardening, or simply soaking up the sun.

Located minutes away from the bustling town centre, this home offers easy access to a variety of shops, restaurants, cafes, and cultural attractions. Additionally, excellent transport links are conveniently nearby. Experience the blend of comfort and convenience this lovely home offers.

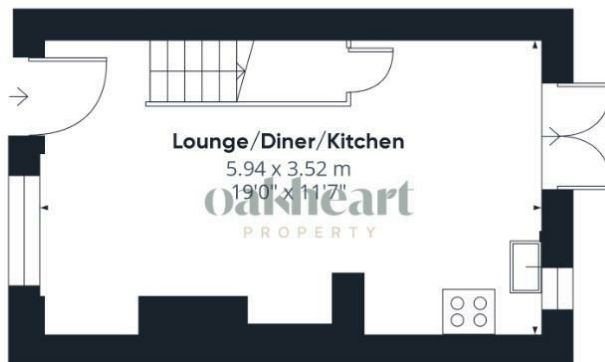
Contact us today to arrange a viewing and make this delightful property your new home.











Ground Floor

Landing
0.74 x 0.90 m
2'0" x 3'0"



Floor 1

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Approximate total area⁽¹⁾

38.35 m²

412.8 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:
West Suffolk - £1644

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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