

oakheart



Caie Walk

£230,000

Guide Price

Caie Walk, Bury St. Edmunds

*** Guide Price £230,000 - £240,000 ***

Set within a well-connected residential area of Bury St Edmunds, this well presented two bedroom end terrace home offers a superb opportunity for first time buyers or professionals. The property is located close to West Suffolk Hospital, and is well placed for access to the town centre, with its excellent shops, cafés, restaurants, green spaces and transport links.

The property is approached via an enclosed front garden with a pathway leading to the front door. Inside, a bright entrance hall features stairs to the first floor and a door leads into the modern fitted kitchen. The kitchen offers

ample cupboard and worktop space, along with a built-in oven and gas hob. The kitchen flows seamlessly into the dining room, which is perfect for entertaining, with French doors opening onto the rear garden that also fill the room with natural light. The lounge is accessed from the dining room, and is a cosy retreat with a log burner as a focal point and a large rear facing window overlooking the garden.

Upstairs, the landing provides access to two well proportioned double bedrooms and the modern family bathroom, along with a handy storage cupboard housing the boiler. The spacious main bedroom benefits from a built-in wardrobe, while the second double bedroom offers ample room for a

range of bedroom furniture. The bathroom features a contemporary four-piece suite and is enhanced by two front facing windows.

The rear garden is mainly laid to lawn, with both a patio and decking area, making it ideal for outdoor seating and entertaining. A brick-built shed provides useful storage, and a rear gate offers convenient access to the rear of the property.

This well presented, thoughtfully arranged home combines generous living space, attractive outdoor areas, all within a central location close to the hospital and town centre, making this a must see property for buyers looking for style, space, and convenience.











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Approximate total area⁽¹⁾

68.7 m²

740 ft²

Reduced headroom

2.7 m²

29 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

West Suffolk

Tenure:

Freehold

Council Tax Band:

B

Energy Efficiency Rating

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