



## FAIERS CLOSE, BURY ST. EDMUNDS IP33 2QA

£250,000  
FREEHOLD

Situated on the favoured south side of Bury St Edmunds and within easy reach of local amenities, this well-presented three bedroom terraced home offers spacious and versatile accommodation ideal for modern living. The ground floor comprises an entrance hall, generous sitting/dining room, and a modern fitted kitchen with utility area, while a ground floor cloakroom completes the layout. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Outside, the front of the property is enclosed by hedging with a pathway to the front door and a lawned area. The low-maintenance rear garden features a patio seating area with steps leading down to the garage and a private gated area. Further benefits include an allocated parking space in front of the garage, along with two additional parking permits for the nearby local car park, making this an ideal home for families and commuters alike

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# FAIERS CLOSE

- Well Presented Three Bedroom Home
- Newly Fitted Stylish Kitchen/Utility Area
- Spacious Sitting/Dining Room
- Gas Fired Central Heating
- Within Walking Distance Of The Town Centre
- Three Good Sized Bedrooms
- Ground Floor Cloakroom
- Garage & Off Road Parking
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Tiled flooring and storage.

## Sitting/Dining Room

Well proportioned room with double doors opening to the front garden. Stairs to first floor and radiator.

## Kitchen

Stylish kitchen with a range of wall and base cupboard and drawer units and ample work tops over. Inset sink and drainer. Integrated appliances include, undercounter freezer, electric oven with induction hob and extractor hood over. A storage cupboard and space for a washing machine. Window to rear.

## Utility Area

Under stairs storage cupboard and space for a tumble dryer with work top over. Door to the garden and wall mounted boiler.

## Cloakroom

WC and corner wash basin. Window to rear and radiator.

## Landing

Loft access and storage cupboard.

## Bedroom 1

Double room with storage cupboard. Window to rear and radiator.

## Bedroom 2

Double room with a storage cupboard. Window to front and radiator.

## Bedroom 3

Window to front and radiator.

## Bathroom

Fully tiled with WC and pedestal wash basin. Bath with shower head over. Window to rear and radiator.

## Outside

### Front Garden

Pathway to the front door the front garden is laid to lawn and surrounded by an established hedge.

### Rear Garden

Enclosed patio seating with archway and steps to the garage and gated rear access of the property. Off road parking in front of the garage.

### Garage

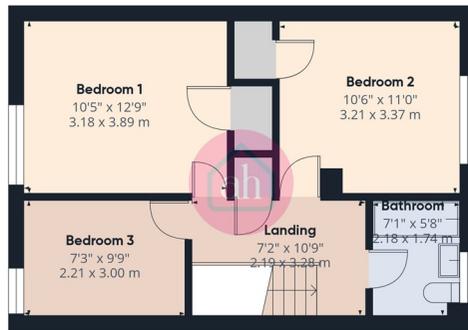
Electric door and window to side. Power connected and pedestrian door to the rear garden. Gated access to the rear of property.

### Agent's Note

16 Solar panel owned, the seller has advised us that they currently receive £800 return a year.

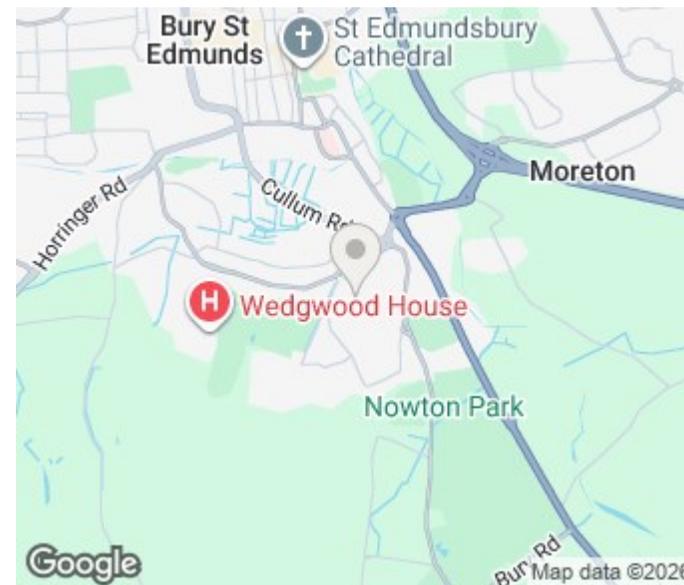
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Approximate total area<sup>(1)</sup>  
1065 ft<sup>2</sup>  
99 m<sup>2</sup>



(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: B

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 and potential buyers/tenants are advised to recheck the measurements

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