



## THE VINEFIELDS

BURY ST. EDMUNDS, IP33 1YG

£170,000  
FREEHOLD

Tucked away within walking distance of the historic market town of Bury St Edmunds, this charming one-bedroom period home offers character and convenience in equal measure. The ground floor features a cosy sitting room and a well-appointed kitchen, while upstairs boasts a generously sized double bedroom and a spacious bathroom. Outside, the property enjoys access to a shared courtyard, complete with useful store sheds - ideal for extra storage. Perfect as a first home or investment, this property is a rare find so close to the town centre.

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- Chain Free Period Home
- Ideal Investment Or First Time Buyer Property
- Walking Distance To Town Centre
- Electric Heating
- First Floor Bathroom
- Communal Rear Courtyard
- One Double Bedroom
- Close To Amenities
- Various External Storage
- Take A Look Around With The 3D Tour!



## Sitting Room

Window to front enjoying natural light. Storage cupboards and built-in shelving. Storage heater.

## Kitchen

Modern kitchen with matching wall and base cupboard and drawer units with work tops over. Inset sink with drainer. Electric oven with hob and extractor fan over. Space for fridge freezer, washing machine and understairs storage. Stairs to first floor. Window and door to the rear.

## Bedroom

Double room with open inset storage. Inset open fireplace with surround. Window to front and storage heater.

## Bathroom

WC and pedestal wash basin. Bath with electric shower head over and shower screen. Loft access and storage cupboard. Window to rear and wall heater.

## Outside

### Courtyard

Shared rear courtyard with access to front.

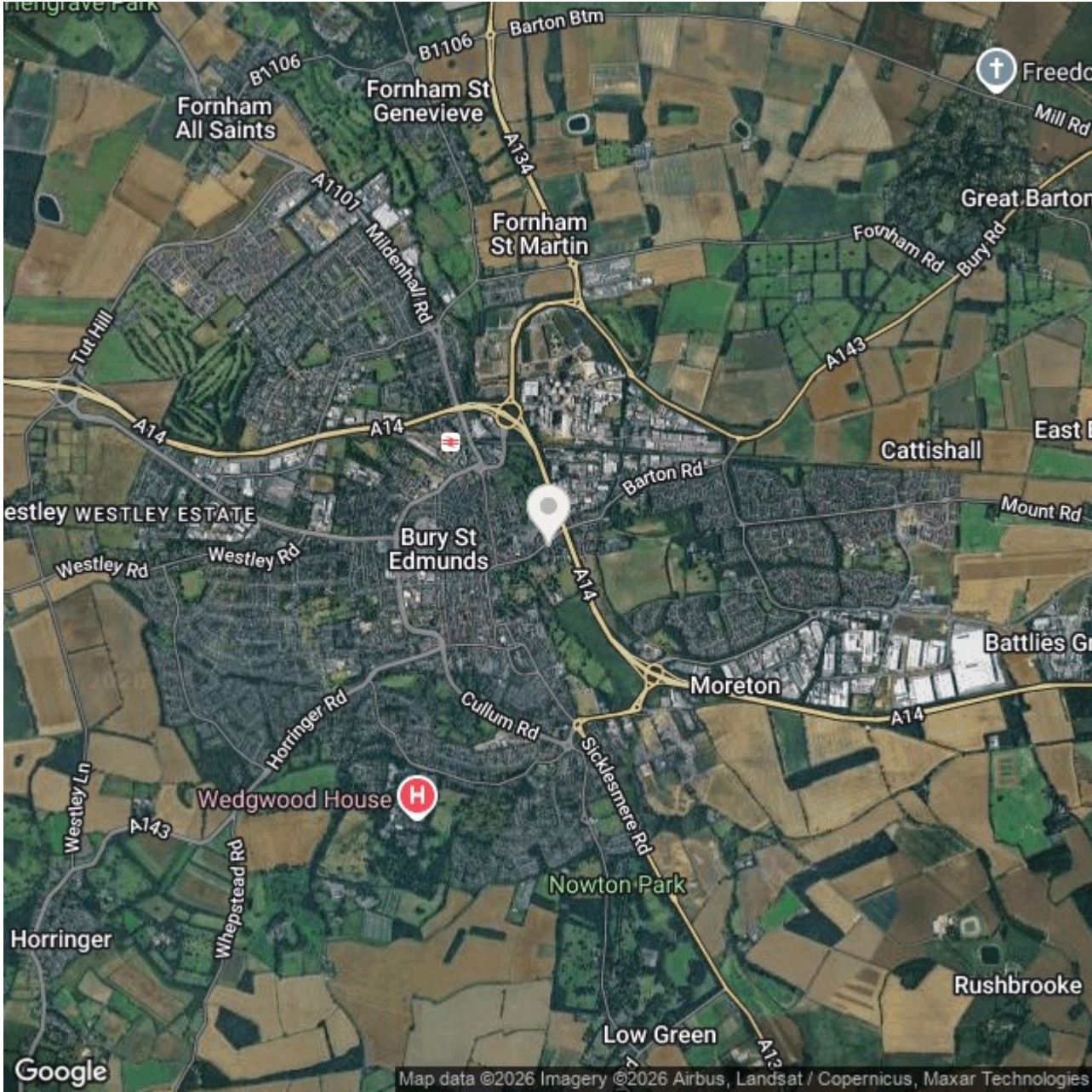
### Four Storage Sheds

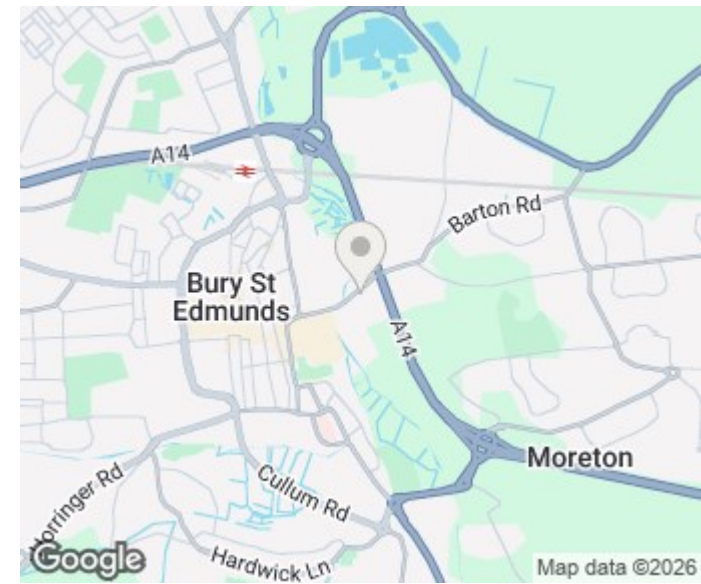
## Disclaimer

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**EPC Rating: Council Tax Band: A**

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

allhomes  
28 Thurston Granary, Thurston  
Bury St Edmunds  
Suffolk  
IP33 3QU

01359 234444  
mail@allhomes.uk.com  
allhomes.uk.com

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