



## RAYNHAM ROAD, BURY ST. EDMUNDS

IP32 6EA

£250,000  
FREEHOLD

A three-bedroom terraced home represents a fantastic project, offered chain-free, the property is ready for you to update, modernise to make it your own. The ground floor features a spacious, open-plan sitting, kitchen, dining area, leading to a convenient cloakroom and a bright conservatory that overlooks the rear garden. Upstairs, you will find three well-proportioned bedrooms and a central family bathroom. Additional benefits include both front and rear gardens, as well as an en-bloc garage situated to the rear of the property. Viewing is highly recommended to fully appreciate the potential on offer.

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# RAYNHAM ROAD

- No Onward Chain - Project Opportunity
- Open Plan Kitchen/Dining Room
- Spacious Sitting Room
- Gas Fired Central Heating
- Three Good Sized Bedrooms
- Enclosed Rear Garden
- Conservatory
- Groundfloor Cloakroom
- Close To Amenities & Transport Links
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Porch

Double glazed. Light with cupboard housing gas & electric meter and consumer unit

## Entrance Hall

Stairs leading top first floor. Radiator.

## Sitting Room

Spacious sized room with window to front. Radiator.

## Kitchen/Dining Room

A range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Space for kitchen appliances and oven, built in extractor. Opening to the dining area with built in cupboards and storage. Window to rear. Radiator.

## Conservatory

Glazed with double doors opening to the garden.

## Inner Hall

conservatory door. Radiator.

## Cloakroom

WC and pedstal hand wash basin.

## Landing

Lofr access and cupboard housing the hot water tank.

## Bedroom 1

Double glazed window to rear. Radiator.

## Bedroom 2

Double with window to front. Radiator.

## Bedroom 3

Window to front. Radiator.

## Bathroom

WC and pedestal wash basin. Bath with shower over. Window to rear. Radiator.

## Outside

### Front Garden

Mainly laid to lawn with mature shrubs and path leading to the entrance porch.

### Rear Garden

Enclosed mature rear garden with established shrub and flower beds. A patio seating area. Greenhouse and two sheds. Rear gated access.

## Garage

En-bloc to the rear. Up and over door.

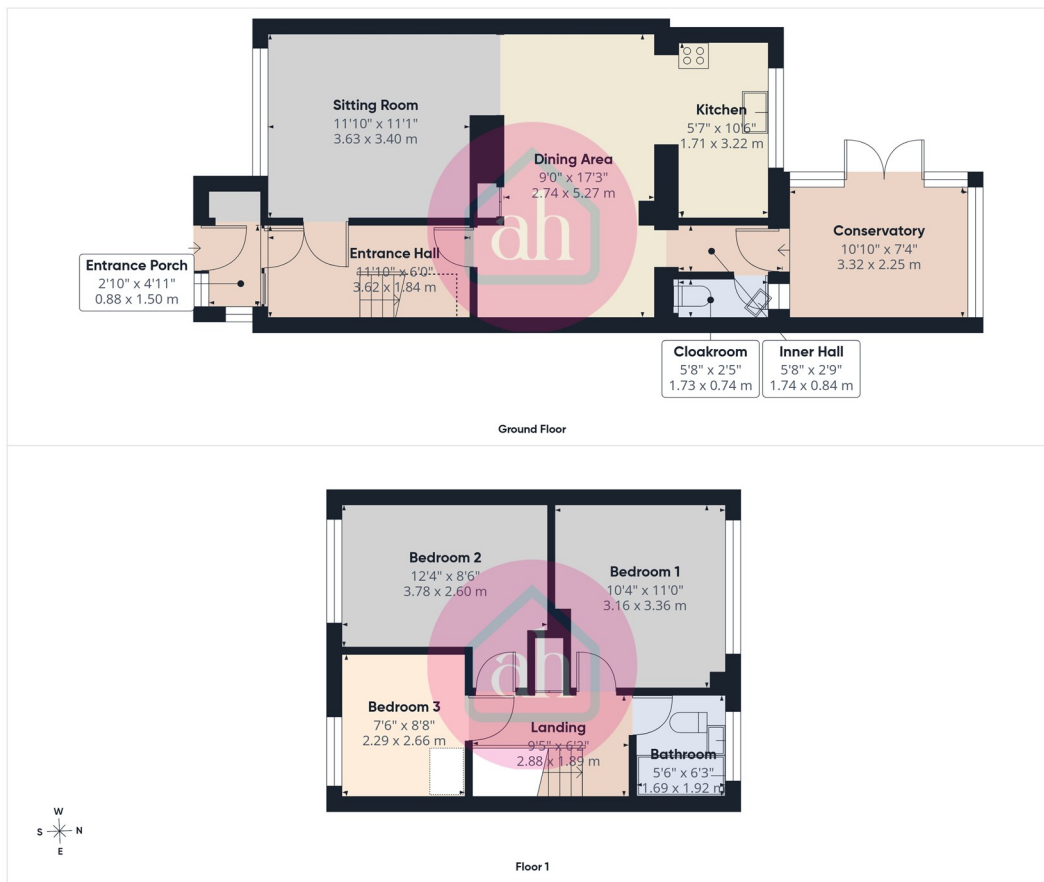
## Disclaimer

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Approximate total area<sup>(1)</sup>  
 956 ft<sup>2</sup>  
 89 m<sup>2</sup>

Reduced headroom  
 14 ft<sup>2</sup>  
 1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

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>		
(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: Council Tax Band: C**

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