81 Chalk Road North - Guide Price £260,000

Bury St. Edmunds IP33 3BW

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Estate & Letting Agents

"Consistently providing outstanding service to our clients"

Features

- CLOSE TO LOCAL AMENITIES
- WELL PRESENTED THROUGHOUT
- THREE STORY LIVING INCLUDING CELLAR
- TWO GENEROUS SIZE BEDROOMS
- SITTING ROOM, KITCHEN/DINING ROOM
- OPEN PLAN LIVING
- GENEROUS SIZE GARDEN
- ZONE H FOR PERMIT PARKING
- NO ONWARD CHAIN
- VIEWINGS HIGHLY ADVISED

The Property

This delightful end terrace home offers a fantastic opportunity for buyers seeking a well-presented property within easy reach of the town centre.

The accommodation is thoughtfully arranged and features two generously sized bedrooms, making it an ideal choice for first-time buyers, couples, small families, or those looking for additional space to work from home. The property has a warm and welcoming feel with a sociable and practical layout. The reception space flows into the kitchen, providing an ideal setting for everyday living as well as entertaining friends and family. The open layout helps maximise light and space. The living area provides a comfortable place to relax. The property also benefits from excellent flexibility, with the potential to create a third bedroom,in the cellar area subject to the necessary consents.

A highlight of the home is the garden, offering excellent outdoor space rarely found so close to town. The property is in permit parking Zone H which offers permit parking for up to two vehicles plus visitor passes. Please see the West Suffolk Council webpage for details

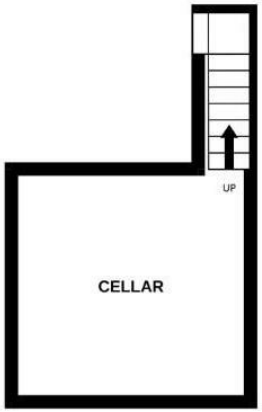
The location is another major advantage., the property is just a short ten-minute walk from the town centre, where you will find an excellent selection of shops, cafés, restaurants, schools, leisure facilities, and cultural attractions. The town is well known for its rich history, attractive architecture, and popular Abbey Gardens. In summary, this end terrace house combines space, comfort, flexibility, and convenience. With two generous bedrooms, open-plan living, a large garden we strongly recommend arranging your viewing

Agents Note - two neighbouring properties have a right of way across the garden for bins etc.

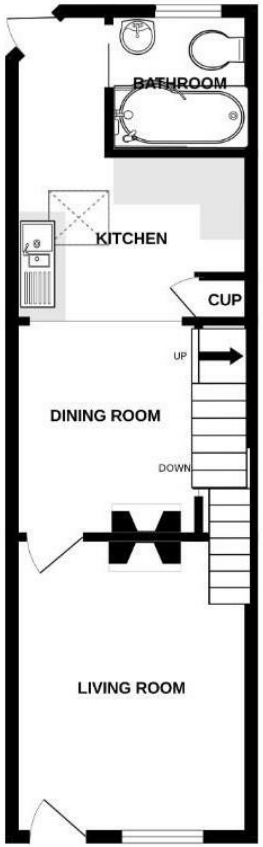
Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

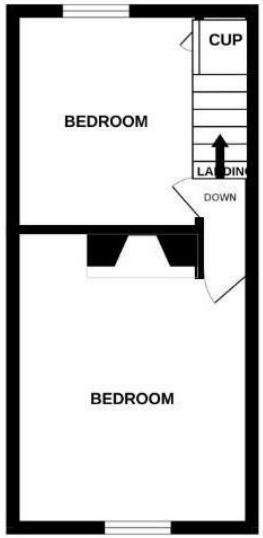
BASEMENT LEVEL
11.4 sq.m. (123 sq.ft.) approx.



GROUND FLOOR
34.2 sq.m. (368 sq.ft.) approx.



1ST FLOOR
21.2 sq.m. (228 sq.ft.) approx.



TOTAL FLOOR AREA : 66.8 sq.m. (719 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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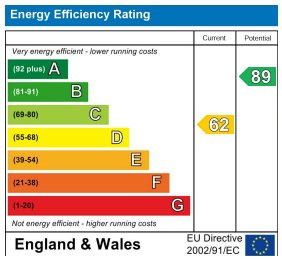

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