

HOUGHTON WAY BURY ST EDMUNDS, IP33 3FY FOR SALE

- CHAIN FREE
- WALKING DISTANCE TO TOWN CENTRE
- WALKING DISTANCE TO TRAIN STATION
- TWO DOUBLE BEDROOMS
- TWO ENSUITE BATHROOMS
- OPEN PLAN LIVING
- PRIVATE BALCONY
- UNDERCOVER PARKING SPACE
- LIFT ACCESS
- STILL WITHIN NHBC WARRANTY
- ONLY 4 YEARS OLD
- POPULAR LOCATION
- EPC B
- COUNCIL TAX BAND B



PRICE
£260,000



GD Estates are delighted to bring to the market this spacious and modern two-bedroom apartment, ideally situated just a short distance from Bury St Edmunds town centre. Offered with no onward chain and only 4 years old, the flat offers generous square footage for a property of its kind and features two generous double bedrooms, both benefiting from en-suite bathrooms, along with a bright and contemporary open-plan kitchen, dining, and living area. Externally, the apartment enjoys a private balcony and an allocated undercover parking space, making it an attractive opportunity for both homeowners and investors.



LOCATION:

The property is ideally located just outside the centre of the popular market town of Bury St Edmunds (approx 12 minute walk).

The town offers an excellent selection of shops, restaurants, cafés, and leisure facilities, including the popular Arc Shopping Centre, the historic Abbey Gardens, and the renowned Theatre Royal.

With excellent transport links, Bury St Edmunds provides easy access to the A14, connecting to Cambridge, Ipswich, and London via the M11. The town's train station (16 minute walk) offers mainline links to London Liverpool Street (2 hours) Cambridge (38 minutes) and Ipswich (29 minutes).

ENTRANCE HALL:

The apartment is situated on the second floor and is accessed via a well-maintained communal entrance, benefiting from both lift and stair access. Entry to the apartment is through a composite front door, opening directly into the spacious open-plan kitchen, dining, and living area.

OPEN PLAN LIVING AREA

24' 1 (max)" x 19' 2 (max)" (7.34m x 5.84m):

Well-designed open-plan living area incorporating a fully fitted kitchen and offering ample space for both dining and lounge furniture. The kitchen is equipped with a range of wall-mounted and under-counter cabinets beneath square-edge worktops, complemented by an inset sink with drainer and mixer tap. Integrated appliances include an electric oven and hob with extractor hood over, fridge-freezer, dishwasher, and washer-dryer. Further benefits include two useful storage cupboards, two radiators, and uPVC patio doors opening onto a private balcony, enjoying elevated views across Bury St Edmunds.

BEDROOM 1

14' 10 (max)" x 10' 10 (max)" (4.52m x 3.3m):

Double bedroom with uPVC window to front aspect, allowing for plenty of natural light, and one radiator. Access to ensuite.

ENSUITE 1

7' 7" x 6' 7" (2.31m x 2.01m):

Modern en-suite shower room featuring a walk-in shower with full-length glazed screen and tiled surrounds, low-level WC, and a wall-mounted wash hand basin with storage beneath. Further benefits include a heated towel rail and a wall-mounted mirrored cabinet.

BEDROOM 2

11' 6" x 11' 5" (3.51m x 3.48m):

Second double bedroom benefiting from built-in wardrobes, a uPVC window to the front aspect, allowing for plenty of natural light, and one radiator.

ENSUITE 2

7' 7" x 6' 6" (2.31m x 1.98m):

Modern en-suite shower room featuring a walk-in shower with full-length glazed screen and tiled surrounds, low-level WC, and a wall-mounted wash hand basin with storage beneath. Further benefits include a heated towel rail and a wall-mounted mirrored cabinet.



01284 750891



sales@gdestates.co.uk



14, The Traverse, Bury St Edmunds, IP33 1BJ

EXTERNALLY:

Externally, the property benefits from an allocated undercover parking space, together with access to a communal bike store and communal bin store.

SERVICES:

The property features mains water, drainage, gas and electricity. Gas fired central heating.

TENURE:

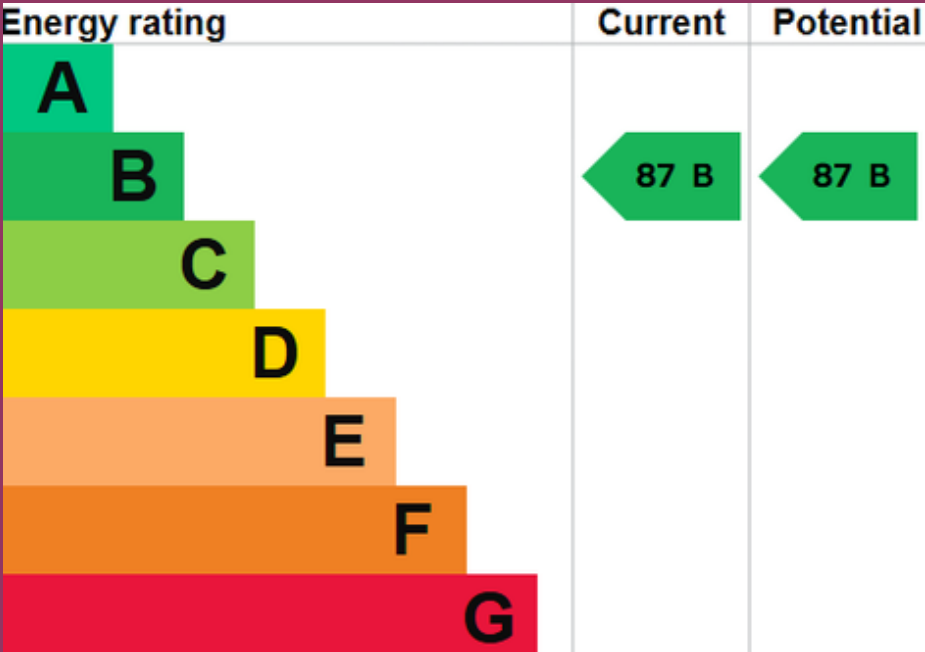
The property is LEASEHOLD, chain free, and will be sold with vacant possession.

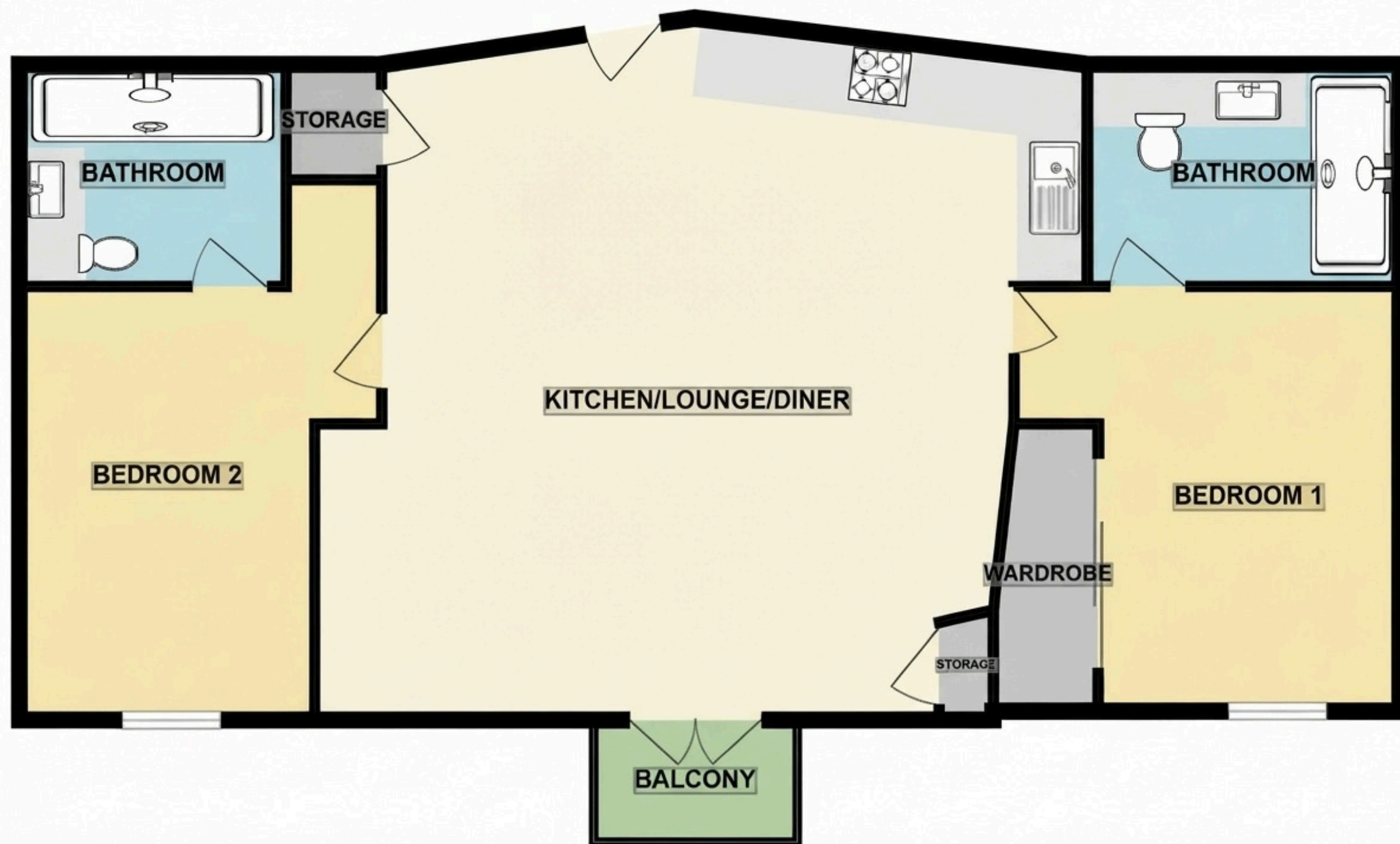
LEASE DETAILS:

A lease is in place with 994 years remaining. The annual service charge is £1262.78

POTENTIAL RENTAL FIGURES:

Monthly rent of £1,450pcm (currently being achieved)
Gross yield 6.6%





estates
Sales and Lettings



01284 750891



sales@gdestates.co.uk



14, The Traverse, Bury St Edmunds, IP33 1BJ

Material information:

🏠 Build	🔌 Utilities	📍 EPC	Valid until 23/03/2032
Other floors	-	Efficiency rating (current)	87 B
High performance windows	✖ Wind turbines	Efficiency (potential)	87 B
Other walls	✖ Solar panels	Enviro impact (current)	92 A
Other roof	Mains fuel type Mains Gas	Enviro impact (potential)	92 A
Year built 2022	Water Anglian Water		

🏠 Council tax	📶 Mobile coverage	📶 Broadband availability
Band B	EE 	Basic 14mb
£1,829 per year (est)	O2 	Superfast 80mb
West Suffolk	Three 	Ultrafast 1800mb
	Vodafone 	Overall 1800mb

🏠 Flood risk

Rivers and sea
Very low risk for flooding by rivers and sea
Surface water
Very low risk for flooding by surface water