

**OUT NORTHGATE
BURY ST EDMUNDS, IP33 1JQ
FOR SALE**

- CHAIN FREE
- TWO DOUBLE BEDROOMS
- WELL PRESENTED
- OFF-ROAD PARKING
- CLOSE TO TOWN CENTRE
- CLOSE TO TRAIN STATION
- EPC D
- COUNCIL TAX BAND B

PRICE
£310,000





GD Estates are delighted to bring to the market this charming two-bedroom terraced home, ideally situated within walking distance of the centre of the highly sought-after market town of Bury St Edmunds.

Well presented throughout, the property offers two spacious double bedrooms, a comfortable living room, a separate dining room, a well-equipped kitchen, and a modern family bathroom.

Externally there is a rear garden and off-road parking.



01284 750891



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

LOCATION:

The property is ideally located just outside the centre of the popular market town of Bury St Edmunds.

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 offers regular services to surrounding areas, and direct links to London Liverpool St, making it ideal for commuters.

ENTRANCE HALLWAY:

The property is entered via a wooden door into the porch, which features a wooden-framed window to the side aspect and access to the living room.

LIVING ROOM

12' 0" x 11' 11" (3.66m x 3.63m):

Light and airy living room featuring a fireplace, built-in cabinetry, a radiator, and a wooden-framed sash window to the front aspect.

DINING ROOM

12' 00" x 11' 11" (3.66m x 3.63m):

With a feature fireplace, a radiator, and two understairs storage cupboards. Open access leads to the kitchen, with stairs rising to the first floor.

KITCHEN

11' 11" x 7' 10" (3.63m x 2.39m):

Featuring a range of wall and base-mounted cabinets with square-edge wood-effect worktops and complementary tiled splashbacks. Fitted with a ceramic sink and drainer with mixer tap over, an integrated electric oven, and a gas hob with extractor hood above. Space and plumbing for a washing machine or dishwasher, and space for a fridge freezer. Wooden-framed window to the rear aspect, radiator, and a door providing access to the rear garden.

LANDING:

Providing access to all first floor accommodation. Loft hatch.

BEDROOM 1

12' 00" x 11' 11" (3.66m x 3.63m):

Double bedroom with a feature fireplace, storage cupboard, wooden framed sash window to front aspect and one radiator.

BEDROOM 2

9' 11" x 9' 3" (3.02m x 2.82m):

Second double bedroom with a radiator and a wooden-framed sash window to the rear aspect.



BATHROOM:

Modern bathroom comprising a double walk-in shower cubicle with mains shower, low-level WC, and pedestal wash hand basin. Wooden-framed sash window to the rear aspect and a radiator.

EXTERNALLY:

To the front, the property is set back from the road and benefits from a small garden area with a path leading to the front door.

To the rear, there is a spacious garden, predominantly laid to lawn, with established flower beds and a pathway leading to the end of the garden. The property also benefits from off-road parking to the rear.

TENURE:

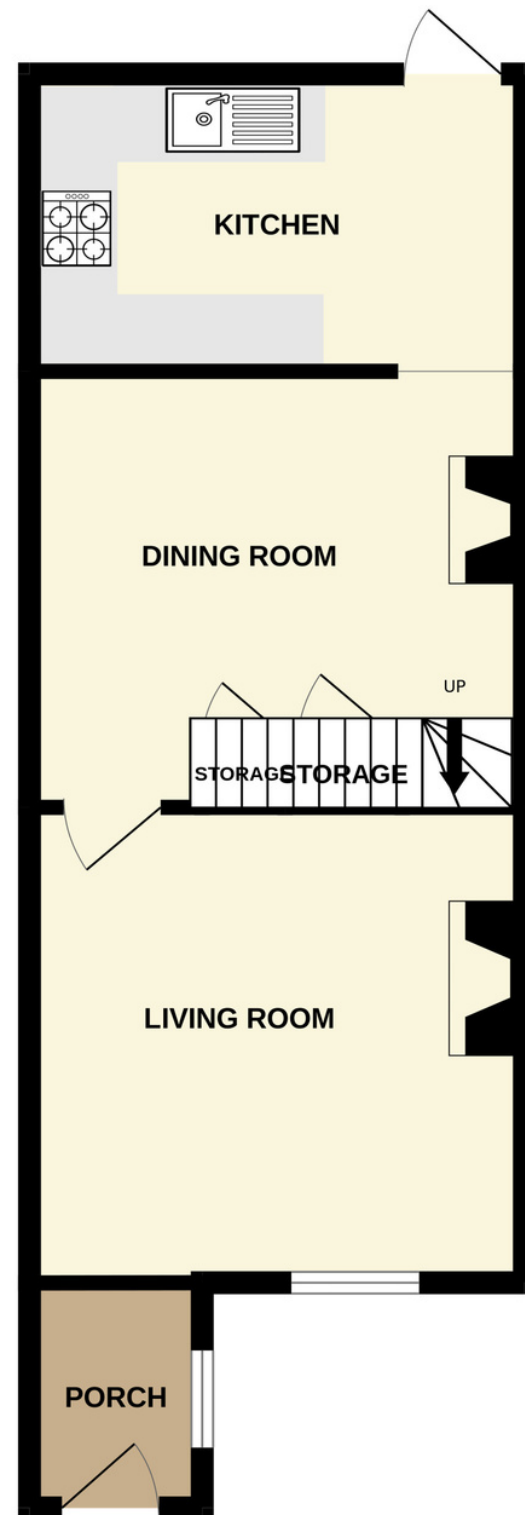
The property is FREEHOLD, chain free and will be sold with vacant possession.

SERVICES:

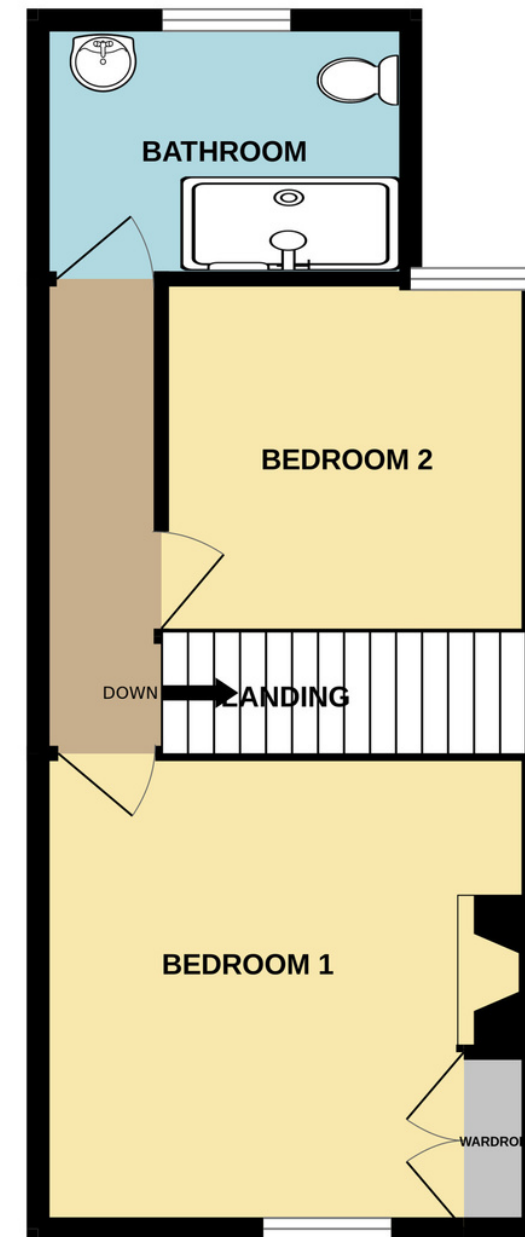
The property offers mains water, drainage, electricity and gas. Gas fired central heating.



GROUND FLOOR



1ST FLOOR



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