



TANNERY DRIVE, BURY ST. EDMUNDS IP33 2SD

OIEO £160,000
LEASEHOLD

Offered for sale with no onward chain, this two-bedroom top-floor flat is ideally located close to the vibrant town centre of Bury St Edmunds, offering a fantastic blend of comfort and accessibility. Positioned within easy reach of local amenities and transport links—including the train station—the property is exceptionally well-connected. The flat offers a good-sized sitting room that flows seamlessly into the kitchen, complete with a handy breakfast bar. Both bedrooms are well-proportioned and complemented by a practical shower room. Additional benefits include an allocated parking space. With so much on offer for first-time buyers, commuters, or investors alike, an early viewing is highly recommended to fully appreciate all this property has to provide

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TANNERY DRIVE

- No Onward Chain • Two Bedroom Top Floor Flat • Well Appointed Kitchen • Electric Heating • Sitting Room • Two Good Sized Bedrooms • Shower Room • Allocated Parking • Within Walking Distance Of Town Centre Amenities • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Loft access. Storage cupboard housing the water tank. Phone intercom. Electric storage heater.

Sitting Room

Well-proportioned room with window to front. Opening to the kitchen. Electric storage heater.

Kitchen

With a range of wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Built in electric cooker with hob and extractor fan over. Space for a washing machine and full fridge freezer. Built in breakfast bar. Windows to front. Electric storage heaters.

Bedroom 1

Double room. Window to rear. Electric storage heater.

Bedroom 2

Window to rear. Electric storage heater

Shower Room

WC and wash basin vanity unit. Walk in shower with rainfall shower head and separate shower attachment. Wall mounted electric fan heater.

Parking

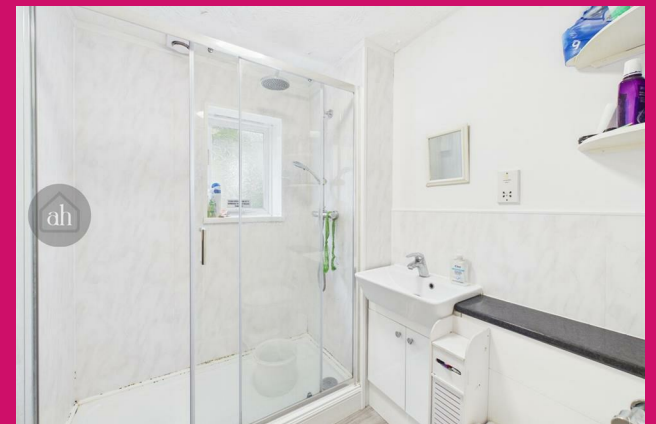
Allocated parking for one vehicle.

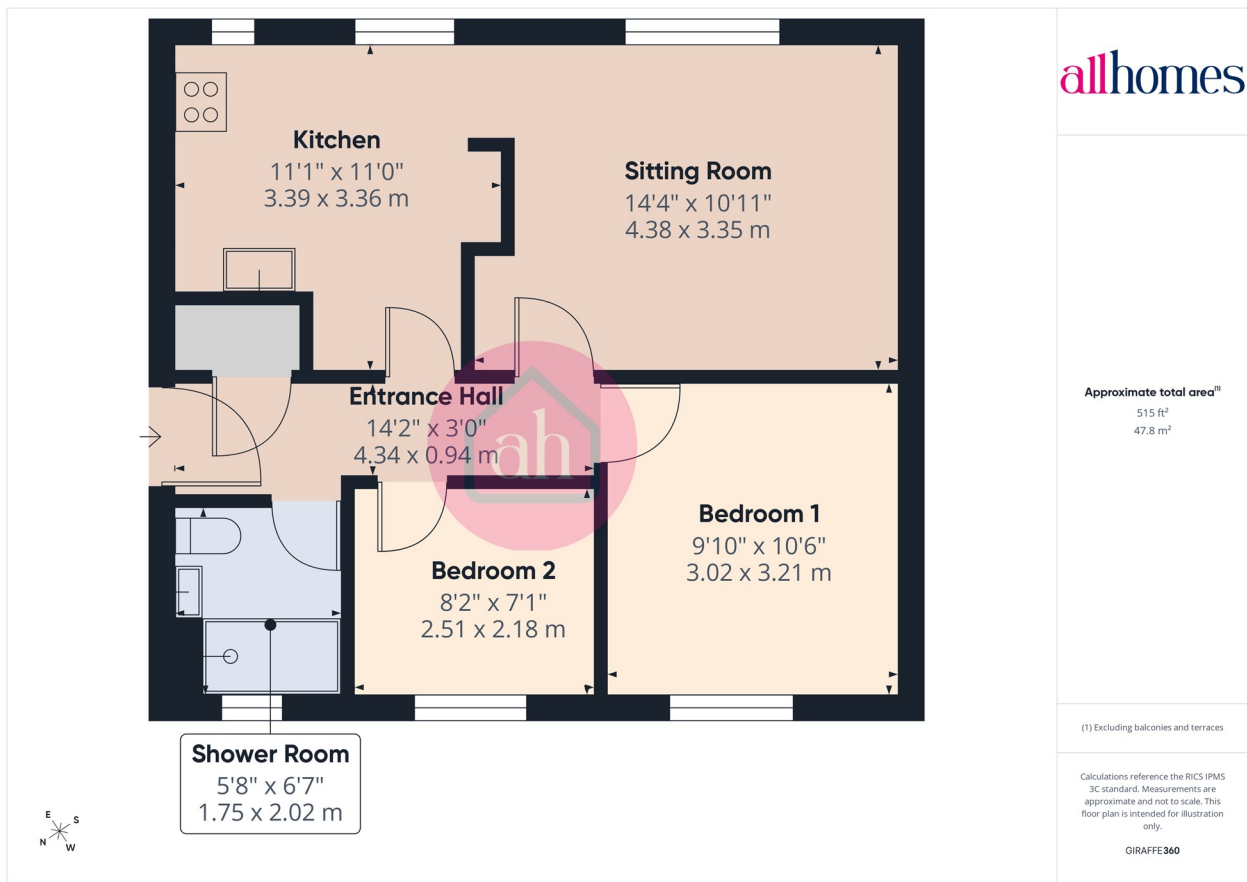
Agent's Note

Current ground rent is £70.60 per 6 months and total service charges are currently £202.08 pcm. Reviewed annually



TANNERY DRIVE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: B

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