

# 15 Yeomanry Yard - Guide Price £220,000

Bury St. Edmunds IP33 3DW

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Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*

## Features

- 2 DOUBLE BEDROOM GROUND FLOOR APARTMENT
- 30' X 19' SHARED REAR GARDEN PLUS OWN COURTYARD TO THE FRONT
- PERMITS FOR PARKING TWO VEHICLES IN THE COMMUNAL CAR PARK
- A SHORT WALK TO TOWN CENTRE
- GAS RADIATOR HEATING SYSTEM
- 19' X 11' SITTING/DINING ROOM
- HANDY STORAGE CUPBOARD
- CALL US NOW TO BOOK YOUR VIEWING

## The Property

Nestled in the charming area of Yeomanry Yard, Bury St. Edmunds, this delightful ground floor apartment offers a perfect blend of comfort and convenience. Built in 1991, this purpose-built apartment provides generous accommodation throughout.

The property features two spacious double bedrooms, ideal for couples, small families, or those seeking a guest room or home office. The well-appointed reception room serves as a welcoming space for relaxation and entertaining, while the modern bathroom ensures practicality for everyday living.

One of the standout features of this flat is the shared garden to the rear, perfect for enjoying the outdoors, as well as a charming courtyard garden at the front, adding to the property's appeal. Additionally, the flat benefits from double glazing and gas radiator heating, ensuring a warm and inviting atmosphere year-round.

Parking is a breeze with permits for two vehicles in the communal parking area, a rare find in such a desirable location. The property is just a short walk from the town centre, allowing easy access to a variety of shops, restaurants, and local amenities, making it an ideal choice for those who appreciate the vibrancy of town life.

This flat is a wonderful opportunity for anyone looking to settle in a lovely area of Bury St. Edmunds, combining modern living with the charm of a historic town. Don't miss the chance to make this delightful property your new home.





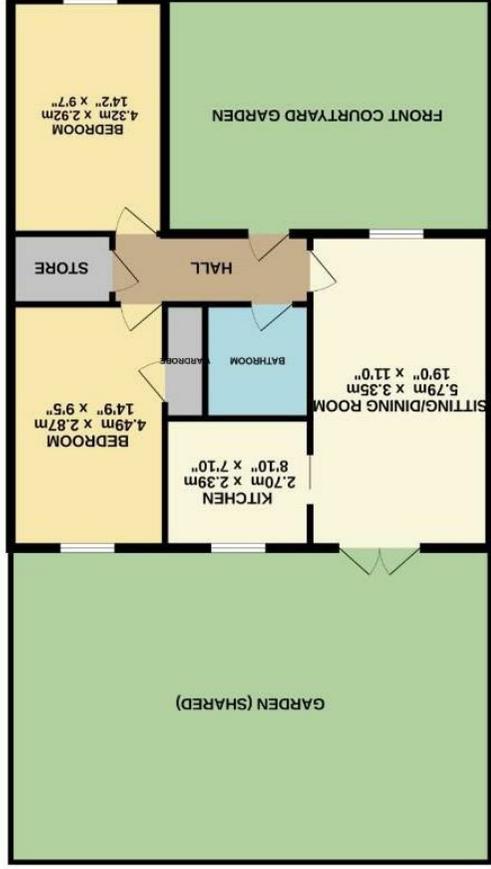
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.

Energy Efficiency Rating	
Potential	74
Current	71
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92 plus)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	

What every attempt has been made to ensure the accuracy of the diagram contained here, measurements of rooms, windows, doors and any other features are not guaranteed to be exact. Any omission or misstatement. This plan is for guidance 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 is given as to their condition or efficiency can be given.  
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GROUND FLOOR  
63.9 sq.m. (688 sq.ft.) approx.