



## ST. BOTOLPHS COURT, BURY ST. EDMUNDS IP33 2AX

£230,000  
FREEHOLD

Located in the historic heart of Bury St. Edmunds, this two-bedroom end-terrace home presents a fantastic opportunity to create your perfect home. While it requires some modernisation, the well-designed layout offers comfortable and versatile accommodation, including a spacious sitting room, a flexible kitchen/dining area and two good-sized bedrooms served by a bathroom. The property also benefits from a front and rear garden, garage and driveway parking—great features for any buyer. Situated close to town centre amenities and transport links for convenience. This property is not to be missed.

allhomes

# ST BOTOLPHS COURT

- Two Bedroom Terrace Home With No Onward Chain
- Within Walking Distance From Town Centre
- Garage & Driveway Parking
- Electric Heating
- Kitchen/Dining Room
- Two Good Sized Bedrooms
- Garden To Front & Rear
- Close To Local Amenities & Transport Links
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Stairs to first floor. Storage heater.

## Sitting Room

Well-proportioned room with window to front and storage heater.

## Kitchen/Dining Room

With matching wall and base cupboard and drawer units and ample work tops over. Inset sink and drainer. A electric hob and oven along with space for a washing machine and full fridge freezer. There is also a useful under stairs cupboard. A window to rear and door opening directly to the rear garden. Storage heater.

## Landing

Window to side and loft access.

## Bedroom 1

Double room with airing cupboard and storage cupboard. Window to front and storage heater. Window to rear and storage heater. Window to rear and storage heater.

## Bedroom 2

Window to rear and storage heater.

## Bathroom

WC and wash basin. Bath fully tiled with shower head over. Window to rear and wall mounted electric heater.

## Outside

## Front Garden

Driveway leading to the garage and a low maintenance shingle area with pathway to front door.

## Rear Garden

Fully enclosed garden with a patio seating area and the remainder laid to lawn. Gated access to the rear.

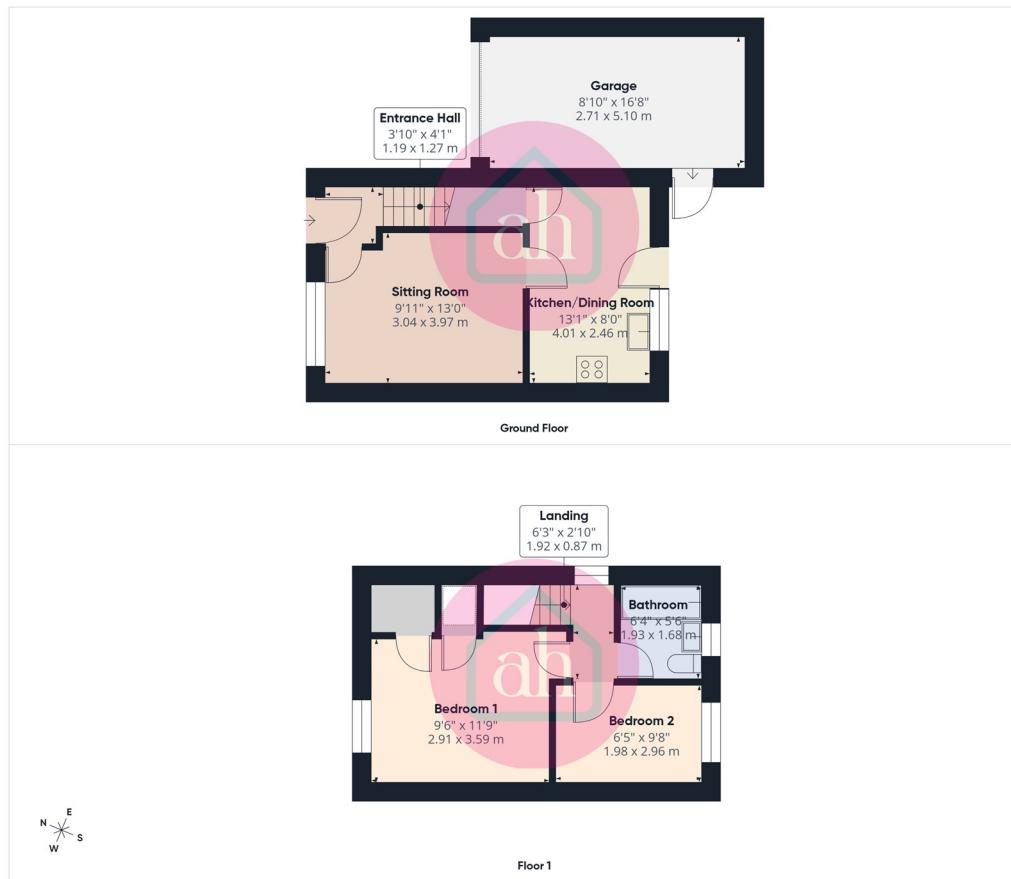
## Garage

Up and over door with power connected. Pedestrian door to the garden.



## ST BOTOLPHS COURT





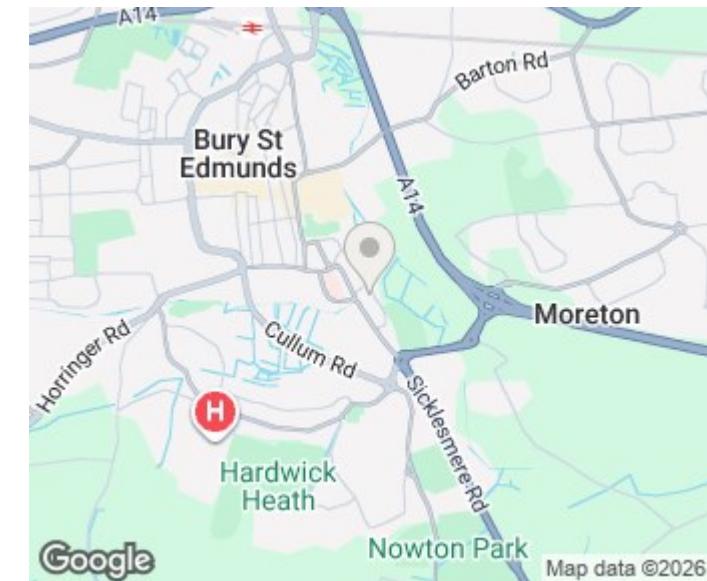
allhomes

Approximate total area<sup>(1)</sup>  
678 ft<sup>2</sup>  
63.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	60	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**EPC Rating: D      Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

allhomes  
28 Thurston Granary, Thurston  
Bury St Edmunds  
Suffolk  
IP33 3QU

01359 234444  
mail@allhomes.uk.com  
allhomes.uk.com

allhomes