

oakheart



£160,000

Offers In Excess Of  
Mayfield Road, Bury St. Edmunds

Conveniently positioned within the highly regarded market town of Bury St Edmunds, this well proportioned purpose built ground floor flat offers superb access to everyday amenities. The nearby town centre provides an excellent range of shops, restaurants and leisure facilities, along with a mainline railway station offering links to Cambridge and London. The property is also within easy reach of West Suffolk Hospital, making it an ideal choice for healthcare professionals, first time buyers, downsizers or investors.

The building is accessed via a communal entrance with a secure entry system. The property is positioned on the ground floor, immediately to the right as you enter the block, providing both convenience and easy access. As you step

inside, you are welcomed by an entrance hall with ample space for coats and shoes. To the left is a walk in storage area which is ideal for keeping household items neatly out of sight.

From the hallway you enter the generous lounge/diner, a bright and versatile space with large windows to both the front and rear, allowing for excellent natural light. There is plenty of space for a comfortable seating area as well as a dining area too. Leading off the lounge/diner is the kitchen, featuring a rear-facing window, a range of wall and base units, and a large built-in storage cupboard.

An inner hallway, accessed from the lounge/diner, benefits from two further built-in storage cupboards and leads to the bedrooms and bathroom. Both bedrooms are well proportioned doubles, one facing the front and the other overlooking the communal rear gardens. The bathroom comprises of a bath, separate shower cubicle and wash basin, with a separate WC alongside.

Externally, residents enjoy communal gardens which can be accessed via the communal entrance hall.

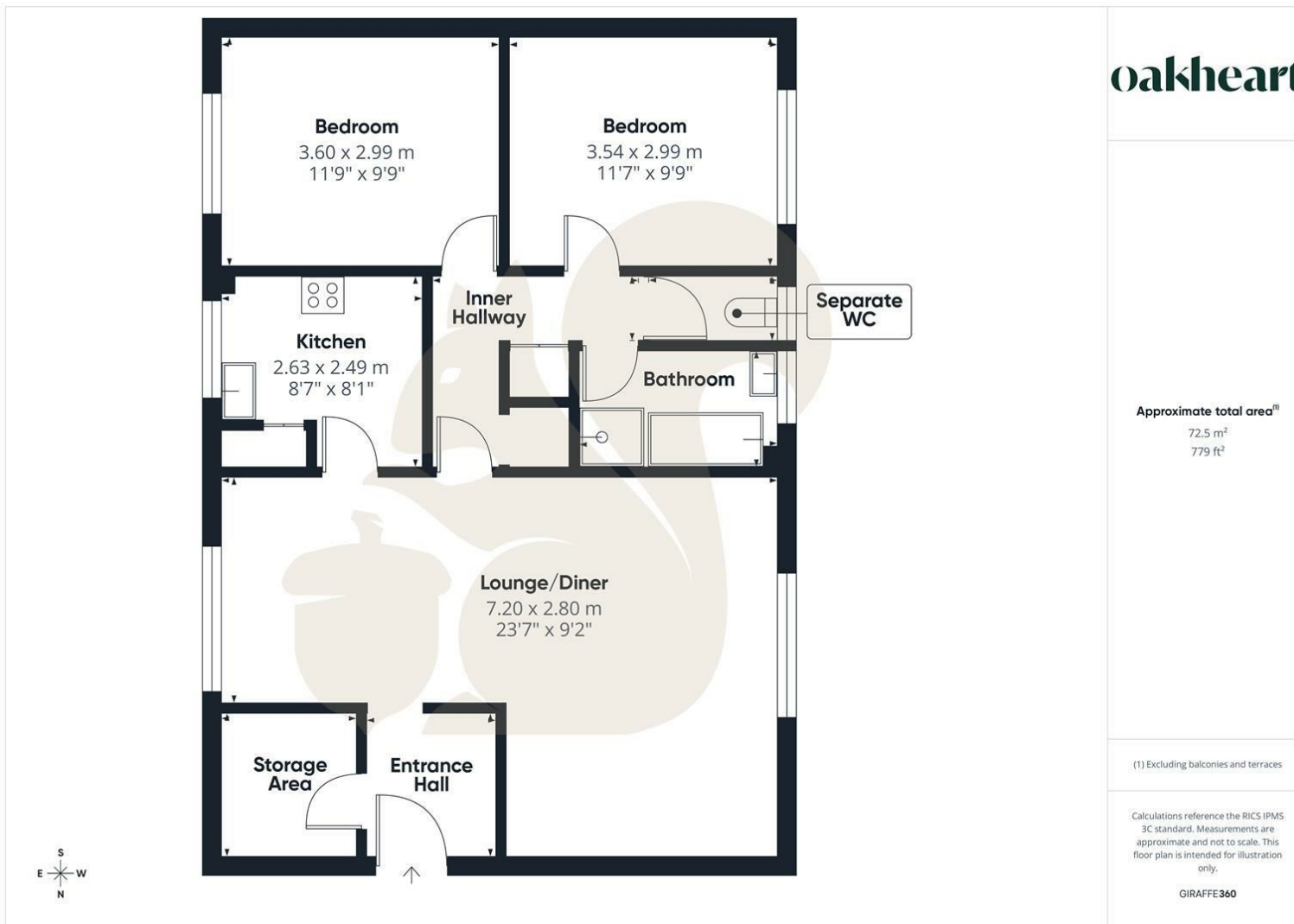
In summary, this spacious and well arranged ground floor flat offers generous room sizes, excellent storage, secure access and a convenient location near to the town centre and hospital











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Local Authority:  
West Suffolk

Tenure:  
Leasehold

Council Tax Band:  
B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

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