



18 Olle Close, Bury St. Edmunds

In Excess of £250,000

THE
M&G
PARTNERSHIP



18 Olle Close

Bury St. Edmunds

- Large Open-Plan Lounge-Diner
- Single Garage & Parking
- Two Double Bedrooms & One Single
- Attractive Position Within Development
- Close To West Suffolk Hospital
- Superb For A Range Of Buyers
- South Facing Rear Garden
- Viewing Highly Recommended

A deceptively spacious three-bedroom end-of-terrace home, offering a practical layout and an excellent setting for first-time buyers, growing families or investors.

The property, which benefits from gas fired central heating and uPVC sealed unit glazing, is well placed for access to a parade of shops, schooling and the West Suffolk Hospital. The accommodation is bright and well balanced, with a cloakroom, generous dual-aspect lounge/diner with sliding doors to the garden, fitted kitchen and three bedrooms, including two large doubles.

Outside, the private south-facing rear garden provides lawn and patio space, ideal for relaxing or entertaining, together with a brick-built store. A single en-bloc garage with parking in front adds further appeal.



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01284 755526

Hallway

14' 0" x 6' 1" (4.26m x 1.86m)

WC

6' 11" x 2' 4" (2.11m x 0.72m)

Kitchen

9' 8" x 7' 10" (2.94m x 2.40m)

Open plan Lounge-Diner

23' 11" x 9' 11" (7.28m x 3.02m)

Landing

8' 5" x 8' 2" (2.57m x 2.50m)

Bedroom 1

12' 4" x 10' 3" (3.76m x 3.13m)

Bedroom 2

11' 4" x 9' 9" (3.46m x 2.96m)

Bedroom 3

8' 6" x 8' 2" (2.58m x 2.50m)

Bathroom

7' 7" x 6' 6" (2.31m x 1.97m)

Outside

The private, south-facing rear garden offers both lawn and patio space, ideal for adding garden furniture during the summer months. A brickbuilt shed can be found to the rear, ideal for additional storage, whilst gated access leads to the road. A single en-bloc garage and parking in front is a great addition.

Agent Notes:

EPC Rating - C

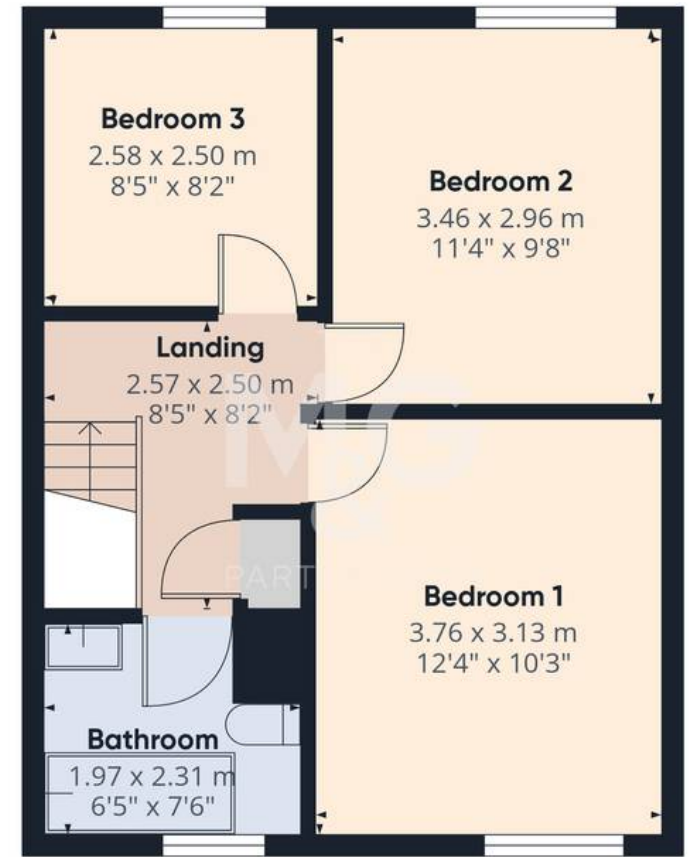
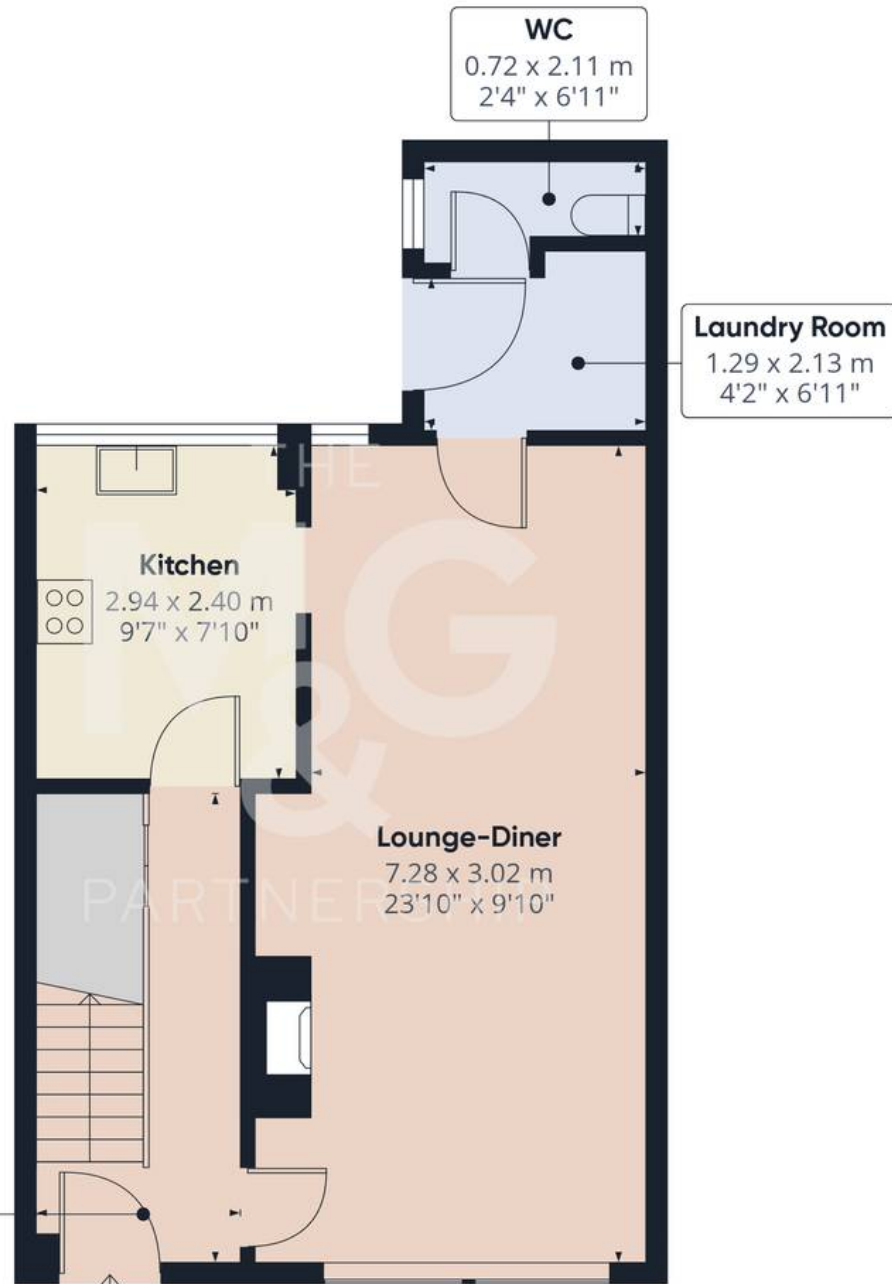
Council Tax - C

All mains services connected

Broadband-Ofcom states ultrafast is available Mobile - Ofcom states all mobile providers are likely.



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Floor 1



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