

Summary

ANNEXE!!! A good size 2 bedroom semi detached bungalow located in a popular area of Bury St Edmunds, close to amenities and town centre. The bungalow itself features 2 double bedrooms, large lounge/diner, kitchen/breakfast room and garden, along with a self contained 1 bedroom annexe to the side of the property. **NO ONWARD CHAIN.**

Description

Approximate Room Sizes

ENTRANCE HALL Part glazed front door, wall light, part wood laminate flooring and part tiled floor, window to side and front.

LOUNGE 14' 4" x 16' 0" (4.37m x 4.9m) Window to front, patio door to rear, door to kitchen and inner hall, coved ceiling, radiator, wood laminate flooring, tv point.

KITCHEN 14' 4" x 9' 1" (4.39m x 2.77m) Window to front, patio doors to rear, wall and base units with roll edge work surface, stainless steel single sink with drainer and mixer tap, electric oven, hob and extractor fan, space for appliances, radiator, coved ceiling, spot lights, dado rail, part tiled walls, ceramic tiled flooring.

INNER HALL Coved ceiling, airing cupboard, radiator, ceramic tiled flooring.

BEDROOM 1 13' 1" x 10' 2" (4.01m x 3.12m) Window to rear, coved ceiling, tv point, wooden laminate flooring, radiator.

BEDROOM 2 13' 1" x 9' 3" (4.01m x 2.84m) Window to front, coved ceiling, dado rail, wood laminate flooring, radiator, TV point.

FAMILY BATHROOM Frosted window to side, spa bath, mixer tap and shower above with screen, vanity sink with mixer tap, low level W.C, matching cabinet, mirror, access to loft, ceramic tile flooring, spot lights, heated towel rail.

BEDROOM 3 10' 2" x 7' 4" (3.12m x 2.24m) Glazed door to front, window to side, coved ceiling, wooden laminate flooring, radiator.

KITCHEN 8' 9" x 7' 6" (2.67m x 2.31m) Frosted window to side, coved ceiling, spot lights, dado rail, radiator, fitted with wall and base units with roll edge work surface, stainless steel single sink and space for washing machine and fridge, part tiled walls, wooden laminate flooring.

HALLWAY Access to loft, coved ceiling, dado rail, wood laminate floor, door to shower room and kitchen.

SHOWER ROOM Shower, low level W.C, coved ceiling, spot lights, extractor fan, wooden laminate flooring.

REAR GARDEN Wall enclosed patio, outside light, brick built shed with power and light, side access gate, flower and shrub borders.

FRONT GARDEN Block paved providing two off street parking spaces.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – Gas Central Heating

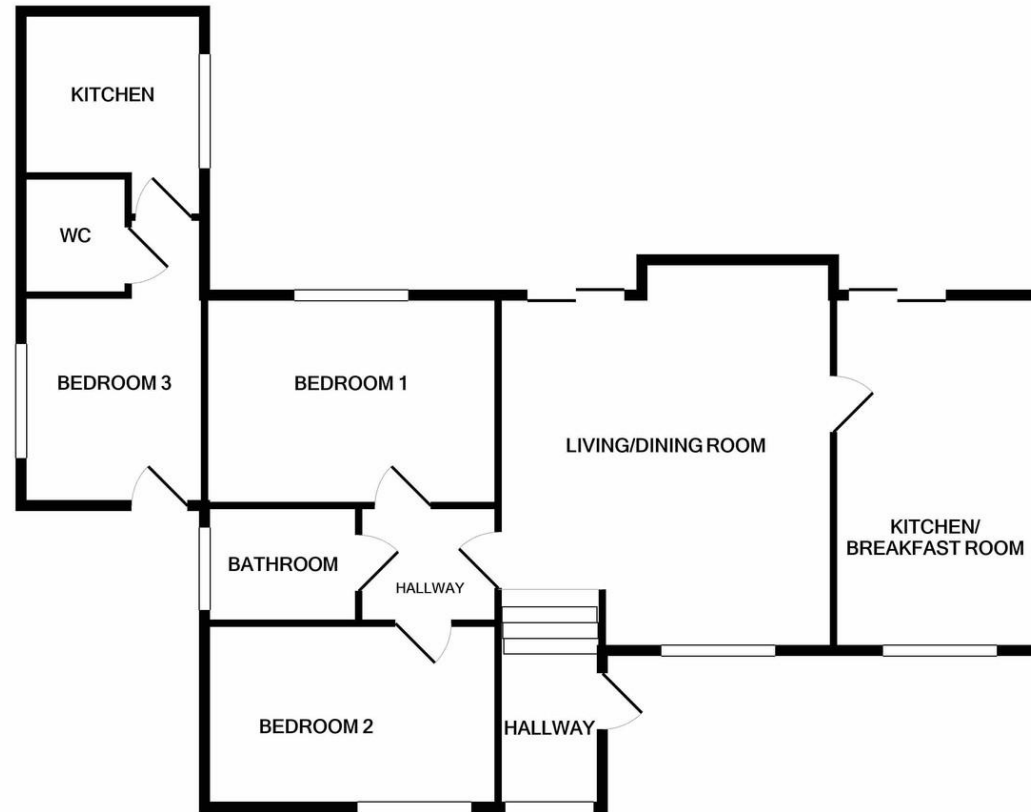
Post Code – IP33 3RS

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598





If you would like to speak to one of our mortgage advisors call now – 01284 769598
Your home may be repossessed if you do not keep up repayments on your mortgage.

GKM
Financial Services

ARLA NAEA RICS

Contact Details
6 The Traverse, Bury St Edmunds, IP33 1BJ
Tel: 01284 769598
Email: burystedmunds@bychoice.co.uk

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements

Highbury Crescent | Bury St Edmunds | IP33 3RS
ANNEXE!!! A good size 2 bedroom semi detached bungalow located in a popular area of Bury St Edmunds, close to amenities and town centre. The bungalow itself features 2 double bedrooms, large lounge/diner, kitchen/breakfast room and garden, along with a self contained 1 bedroom annexe to the side of the property. NO ONWARD CHAIN.

Guide Price £315,000

- 2/3 Bedrooms
- Lounge/Diner
- Kitchen/Breakfast Room
- Annexe
- No Onward Chain
- Parking For 2 Cars
- Garden