

## Summary

Located on the popular and well served Moreton Hall development is this three-bedroom mid terraced town house, providing spacious accommodation ideal for a family. The property features a good sized lounge/diner, kitchen, downstairs wc, ensuite, family bathroom and allocated parking. Call today to arrange your viewing.

## Description

### Approximate Room Sizes

ENTRANCE HALL Wood laminate floor, radiator, stairs to first floor

CLOAKROOM Pedestal wash hand basin, low level WC, tiled splashbacks, ceramic tiled floor

KITCHEN 11'01" x 7'07" (3.38m x 2.31m) Window to front, one and a half stainless steel sink with inset drainer with mixer tap and cupboard under, range of wall and base units with work surfaces over, tiled splashback, gas hob with extractor hood over, electric oven, plumbing and

spaces for dishwasher and washing machine

LOUNGE/DINER 15' 06" x 14' 03" (4.72m x 4.28m) Tiled splashbacks, radiator, window to front.

SECOND FLOOR LANDING 4.34m) Radiator, TV point, under stair storage cupboard, French doors to garden

LANDING Stairs to second floor, airing cupboard.

BEDROOM 2 14'07" x 12'05" (4.45m x 3.78m) Two windows to rear, radiator, TV point.

BEDROOM 3 14'02" x 7'08" (4.32m x 2.34m) Window to front, radiator, TV point.

FAMILY BATHROOM Pedestal hand wash basin, low level WC, panel bath with shower attachment, Velux window to rear.

BEDROOM 1 17' 05" x 14' 07" (5.31m x 4.44m) Window to front, radiator, loft hatch access, TV point, triple wardrobe

EN SUITE Shower, pedestal hand wash basin, low level WC, double shower cubicle, tiled splashbacks, Velux window to rear, extractor, shaver socket

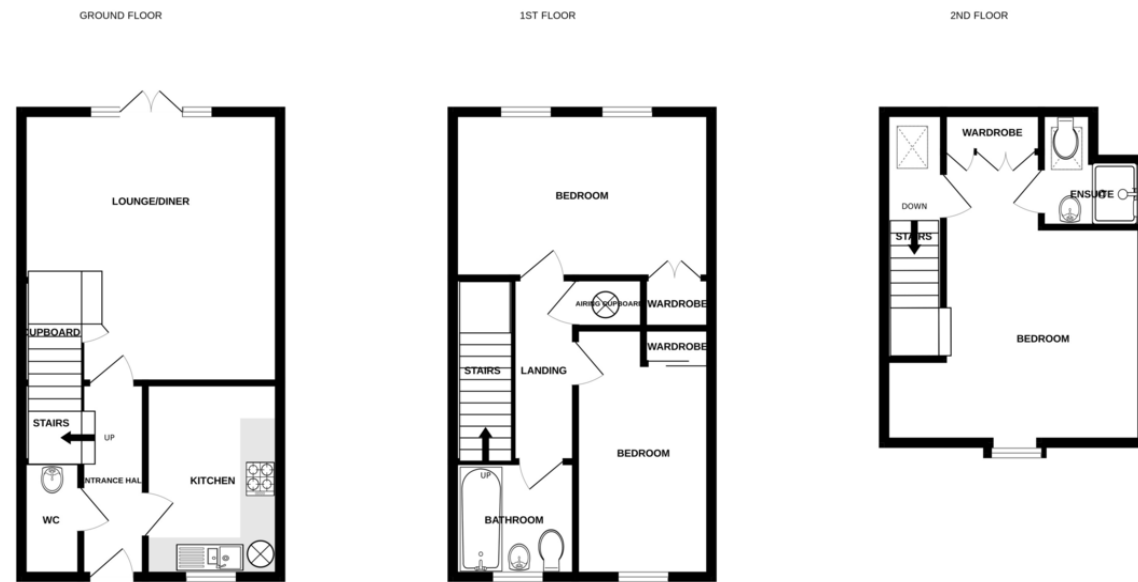
OUTSIDE To the front of the property there is a garden which is laid to lawn, and a pathway provides access to the front door. To the rear there is a enclosed garden which is made up of a patio area and the remainder is laid to lawn. A gate to rear where there is a car parking space for one vehicle.

## Additional Information

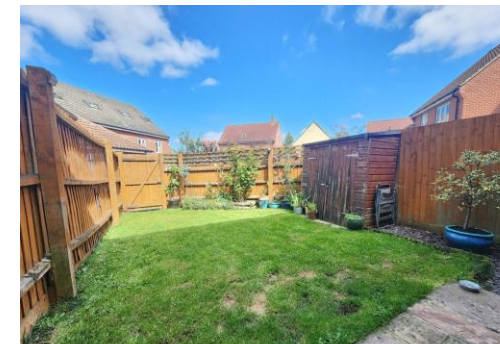
Local Authority – West Suffolk Council  
Council Tax Band – C  
Tenure – Freehold  
Services – Gas Central Heating  
Post Code – IP32 7PT

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01284 769598





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	<b>89</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
<b>77</b>	

### Contact Details

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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

Juniper Road | Bury St Edmunds | IP32 7PT

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Guide Price £280,000

- Three bedroom mid terraced town house
- Moreton Hall
- En suite
- Lounge/diner
- Off road parking
- Downstairs cloakroom