

## Summary

Chain free! A two bedroom, semi detached house located on the popular west side of town benefitting from gas fired central heating and double glazing. The property offers a sitting room, kitchen and ground floor bathroom. On the first floor there are two bedrooms. Outside to the rear there is a delightful lawned garden. The property also benefits off road parking for two cars.

## Description

### Approximate Room Sizes

#### ENTRANCE HALL

UPVC double glazed door, radiator, thermostat, stairs ascending to landing.

#### LOUNGE 14' 5" x 10' 1" (4.39m x 3.07m)

Large double glazed window with fitted blinds, radiator.

#### KITCHEN 11' 11" x 8' 2" (3.63m x 2.49m)

Fitted kitchen with a range of matching wall and base units with work surfaces over, space and plumbing for kitchen appliances, stainless steel sink unit with mixer tap over, under stairs cupboard. UPVC double glazed window to front, tiled splash backs, vinyl flooring.

#### BATHROOM

Fitted suite comprising low level W.C, pedestal wash hand basin, side panelled bath with shower over and fitted shower screen, tiled flooring, extractor fan, fitted wall cabinet, UPVC double glazed window.

#### LANDING

Loft access, doors to the two bedrooms.

#### BEDROOM 12' 8" x 10' 3" (3.86m x 3.12m)

Fitted wardrobes, UPVC double glazed window, radiator, built in shelves.

#### BEDROOM 14' 5" x 9' 0" (4.39m x 2.74m)

Airing cupboard housing gas combi boiler, UPVC double glazed window, radiator.

#### OUTSIDE:

##### Front

Positioned overlooking greensward paved access with shingled front garden. gated access to rear.

##### Rear

Laid to lawn with shingle flower bed borders, enclosed by fencing. Steps leading to parking for two cars.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – Gas central heating

Post Code – IP33 3UU

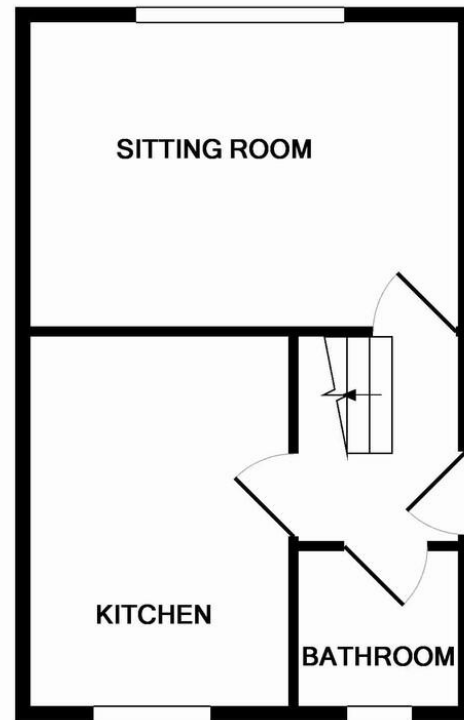
Viewings by appointment

Bychoice Estate Agents

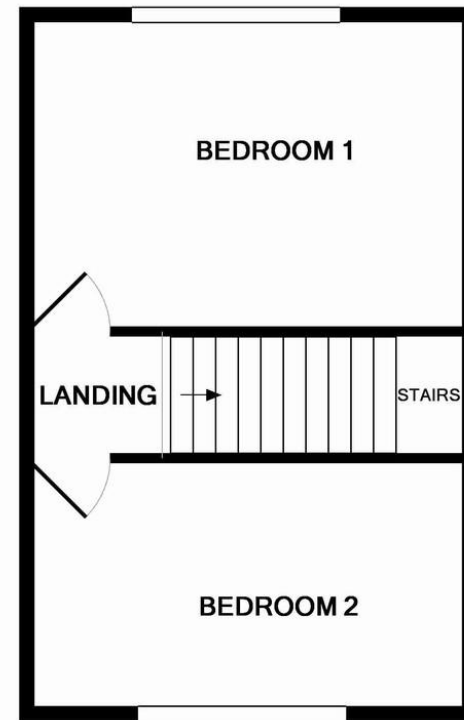
Tel: 01284 769598







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.



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Osmund Walk | Bury St Edmunds | IP33 3UU

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Offers Over £220,000

- Chain free
- Two double bedrooms
- Semi detached
- West side of town
- Parking for two cars
- Fitted kitchen
- Sitting room