

## Summary

Chain Free! A mid terraced three bedroom house situated on the popular Bartons Estate which is ideal for First Time Buyers or Investors. The property benefits from a lounge/diner, fitted modern kitchen, first floor bathroom, rear garden and allocated parking. Viewing Recommended!

## Description

### Approximate Room Sizes

ENTRANCE HALL Front door, doors to kitchen and lounge.

KITCHEN 8' 8" x 8' 1" (2.64m x 2.46m)  
Window to front aspect, a range of base and wall cupboards with work surfaces over, plumbing for washing machine, space for fridge/freezer, electric cooker with hood over, sink with drainer.

LOUNGE/DINER 15' 6" x 11' 11" (4.72m x 3.63m) Window to rear aspect, door to rear garden, stairs ascending to first floor.

BEDROOM 1 11' 8" x 9' 11" (3.56m x 3.02m)  
Window to front aspect

BEDROOM 2 12' 6" x 9' 2" (3.81m x 2.79m)  
Window to rear aspect

BEDROOM 3 9' 6" x 6' 10" (2.9m x 2.08m)  
Window to rear aspect

BATHROOM A white suite comprising of panelled bath with shower over, low level W/C, wash hand basin. Window to front aspect.

OUTSIDE To the front of the property there is a paved area that could be used as parking and pathway leading to the front door.

The rear garden is enclosed by fencing, there is a patio and shingle area by the back door, a gate to the side provides access to the pathway. The remainder of the garden is mainly laid to lawn with flower beds and shrubs. To the rear there is also a patio area providing space for a garden shed.

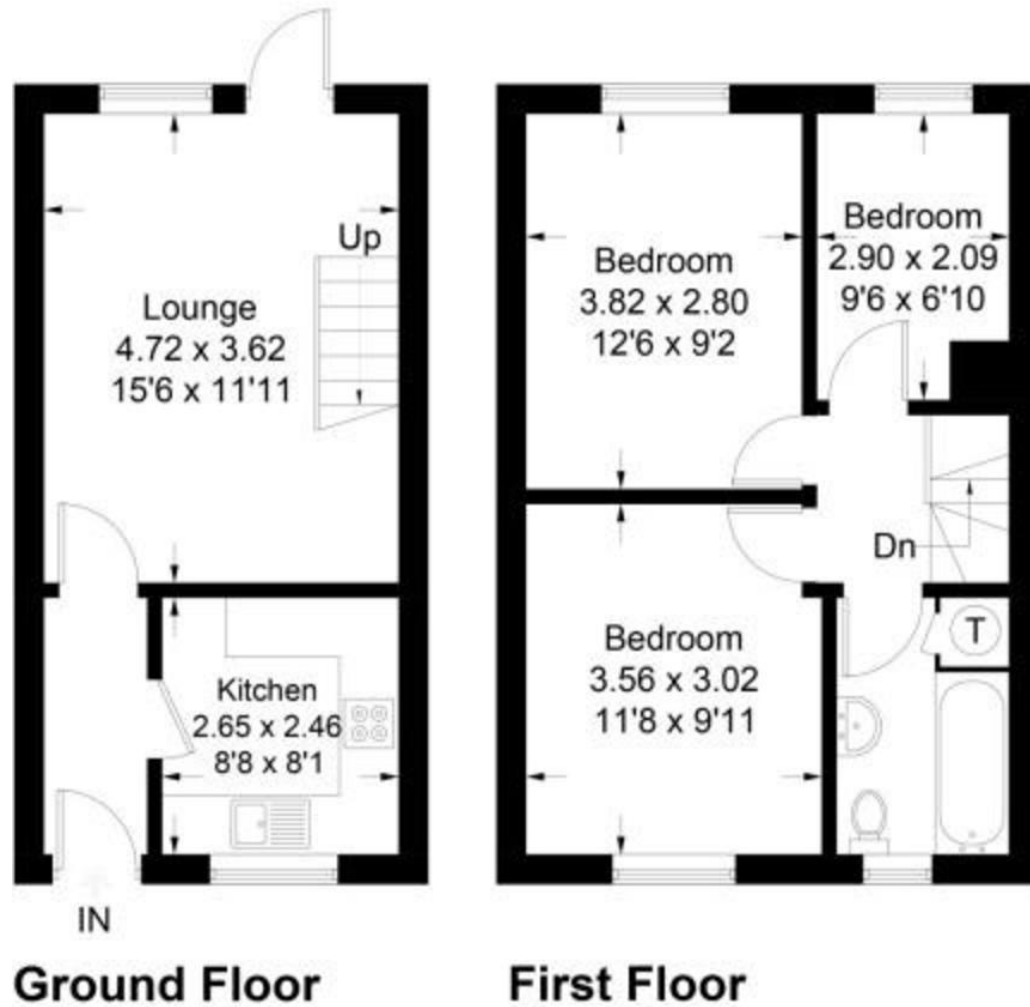
## Additional Information

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

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01284 769598



Approximate Gross Internal Area = 64 sq m / 689 sq ft



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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**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

Greenways Crescent | Bury St Edmunds | IP32 7JP

£260,000

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- Chain Free
- Popular Bartons Estate
- Three Bedroom House
- Modern Kitchen
- Allocated Parking
- Garden