



Winchester Road | Bury St Edmunds | | IP33 3QT

£240,000

In need of updating is this 3 bedroom semi detached home with garage and driveway. Benefits include lounge, kitchen, ground floor bathroom and first floor wc. NO ONWARD CHAIN.

- In Need of Updating
- 3 Bedrooms
- Lounge
- Kitchen
- Ground Floor Bathroom
- First Floor WC
- Driveway & Garage

Approximate Room Sizes

ENCLOSED PORCH

ENTRANCE HALL

KITCHEN 9' 3" x 9' 3" (2.84m x 2.83m)

BATHROOM

LOUNGE 15' 7" x 11' 0" (4.77m x 3.37m)

LEAN TO CONSERVATORY

FIRST FLOOR LANDING

BEDROOM 1 13' 3" x 9' 3" (4.05m x 2.84m) plus recess

BEDROOM 2 10' 11" x 8' 9" (3.35m x 2.67m)

BEDROOM 3 7' 10" x 6' 5" (2.39m x 1.98m)

FIRST FLOOR WC

OUTSIDE Mainly laid to lawn to the front with driveway running from the front and up to a single garage (restricted width past the property). The gardens to the rear are laid to lawn with shrub borders and continue past and behind the garage.

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – Mains gas, water & electric

Post Code – IP33 3QT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, elevations, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metmap 12/08



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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 check the measurements.

