BUCKS PROPERTY AGENTS

PROPERTY AGENTS LTD

THE LOCAL NAME WITH NATIONAL EXPERTISE

Guide Price £175,000

10 Avon Court , Tollgate Lane, Bury St. Edmunds, IP32 6BS

This two bedroom EXTREMELY SPACIOUS GROUND FLOOR APARTMENT with private off road parking is situated CLOSE TO BURY ST EDMUNDS TOWN CENTRE. The property offers IDEAL FIRST TIME BUYER OR INVESTMENT accommodation alike and incorporates gas central heating, sealed unit double glazed windows and aforementioned OFF ROAD PARKING. Viewings are strictly through appointment with the above agents.

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The accommodation on offer is as follows:

COMMUNAL ENTRANCE HALL:
With time lock front door leading to:

MAIN APARTMENT:

ENTRANCE HALL:
With laminate flooring, radiator, single fitted cupboard, air heat exchanger and radiator.

SITTING ROOM/DINING ROOM:
An exceptionally light and airy room with bay style window to the front aspect, radiator, laminate flooring, TV and telephone point and door to:

KITCHEN:
With range of high and low level units of a beech design with gas combi boiler providing domestic hot water and central heating, plumbing for washing machine, tiled splash backs to work surfaces, cooker point, extractor hood, window to side, ceramic tiled floor and breakfast bar.

BEDROOM 1:
With radiator, window to front and laminate style flooring.

BEDROOM 2:
With radiator and window to front.

BATHROOM:
With suite comprising low level WC, pedestal hand basin, panel bath with shower over, window to front, extractor fan, tiled splash backs and radiator.

OUTSIDE:
To the rear of the property is the allotted off road parking space and visitors spaces, there are communal gardens surrounding the property itself and viewings are strictly though appointment only.

DIRECTIONS:
Merge onto the A14 towards Bury St Edmunds. Use the left lane to take the A134 slip road to Bury St Edmunds central, at the roundabout take the 1st exit onto Compiegne Way, at the roundabout take the 3rd exit onto Northgate St A1101, turn left onto Tollgate Lane where the property will be found.

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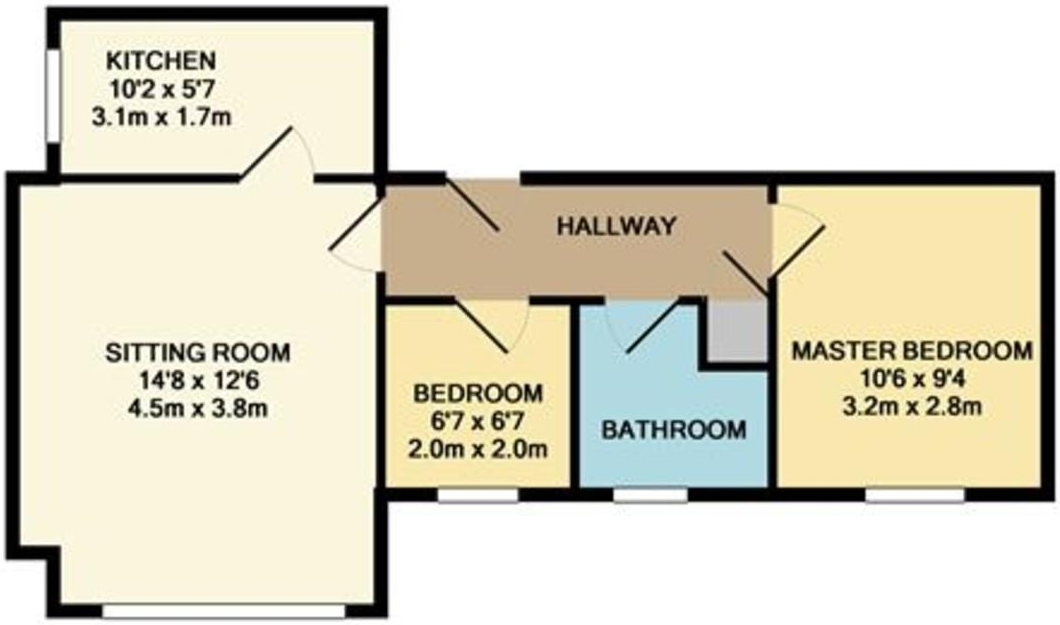
FLOORPLANS



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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THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

ALL MEASUREMENTS ARE APPROXIMATE

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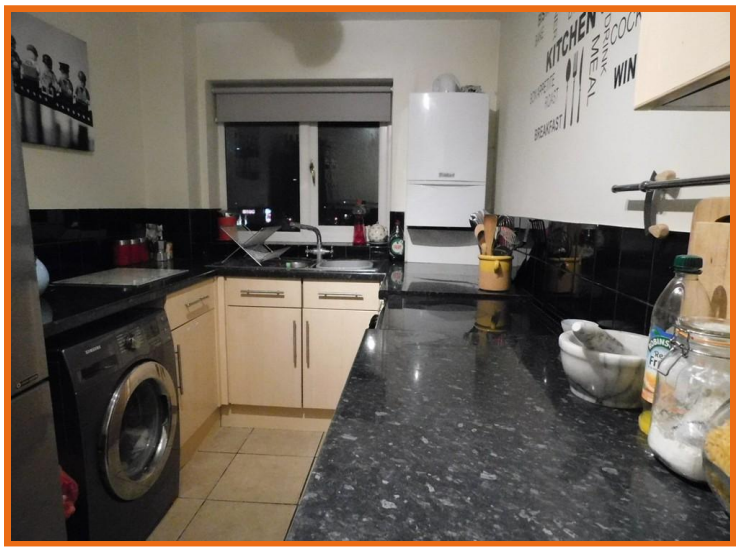
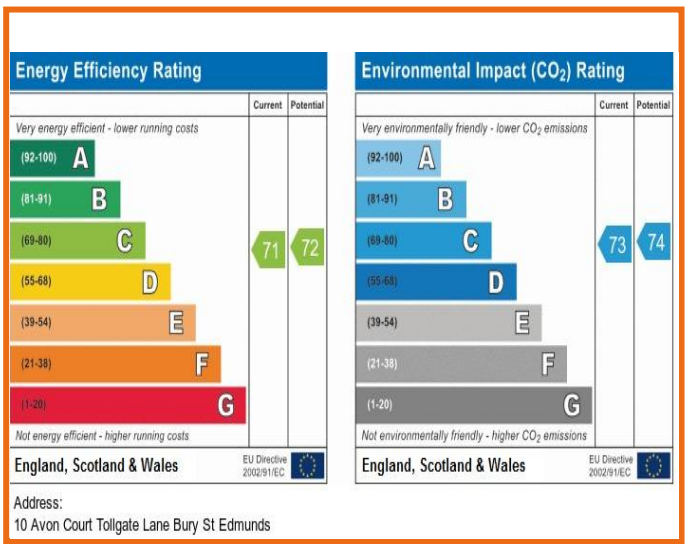
PHOTOGRAPHS





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