

Summary

We are delighted to offer for sale this spacious mid terraced home in walking distance of local schools and other local amenities. Benefits include 3 bedrooms, open plan kitchen and sitting area, conservatory, separate reception/ground floor bedroom, ground floor wc, family bathroom and good size gardens.

NO ONWARD CHAIN.

Description

Approximate Room Sizes

Being offered with no onward chain, a nicely presented, spacious family home situated just five minutes from town and walking distance to local amenities including Westley Middle School.

This three - four bedroom contemporary house comes with built in appliances and is accompanied with a south facing garden to capture the sunshine.

The property offers; A generous size entrance hall with W/C and storage space under the stairs. Open plan kitchen and family area- The wow factor of the property!

The sitting room area is carpeted matching the hallway, the conservatory doors open up making

this room feel extended, with heating and fitted blinds, a great addition with patio doors onto the garden.

Upstairs, the large master bedroom is positioned at the back of the property. Two built in double wardrobes with mirrored doors.

The second bedroom also a double comes with built in cupboards, the third could hold a double or a large single room sat at the back of the property.

Family bathroom has a white suite with electric shower over bath, built in mirrored vanity unit over the sink.

A low maintenance enclosed back garden with decking, lawn and patio area for outside dining.

ENTRANCE HALL

KITCHEN OPEN PLAN LOUNGE 22' 8" x 12' 1" (6.92m x 3.7m)

FURTHER RECEPTION ROOM 9' 5" x 7' 5" (2.88m x 2.28m)

CONSERVATORY 8' 6" x 8' 0" (2.61m x 2.46m)

FIRST FLOOR LANDING

BEDROOM 12' 5" x 12' 1" (3.81m x 3.69m)

BEDROOM 2 9' 10" x 9' 10" (3.01m x 3m)

BEDROOM 3 9' 6" x 7' 5" (2.91m x 2.28m)

BATHROOM

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

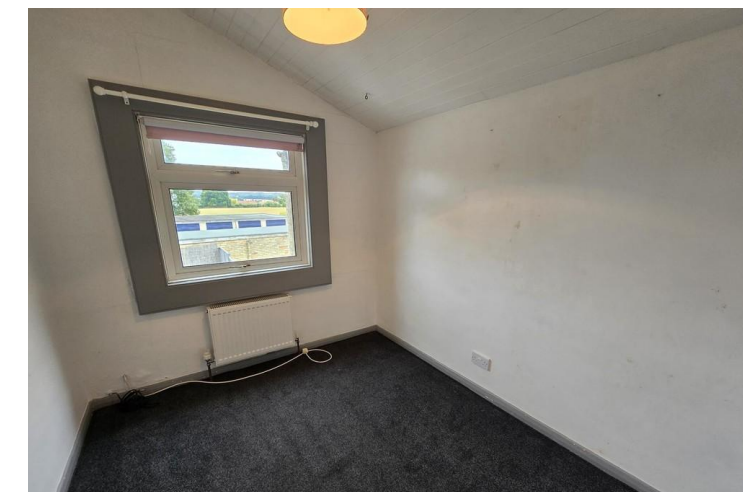
Services – Mains gas, water & electric

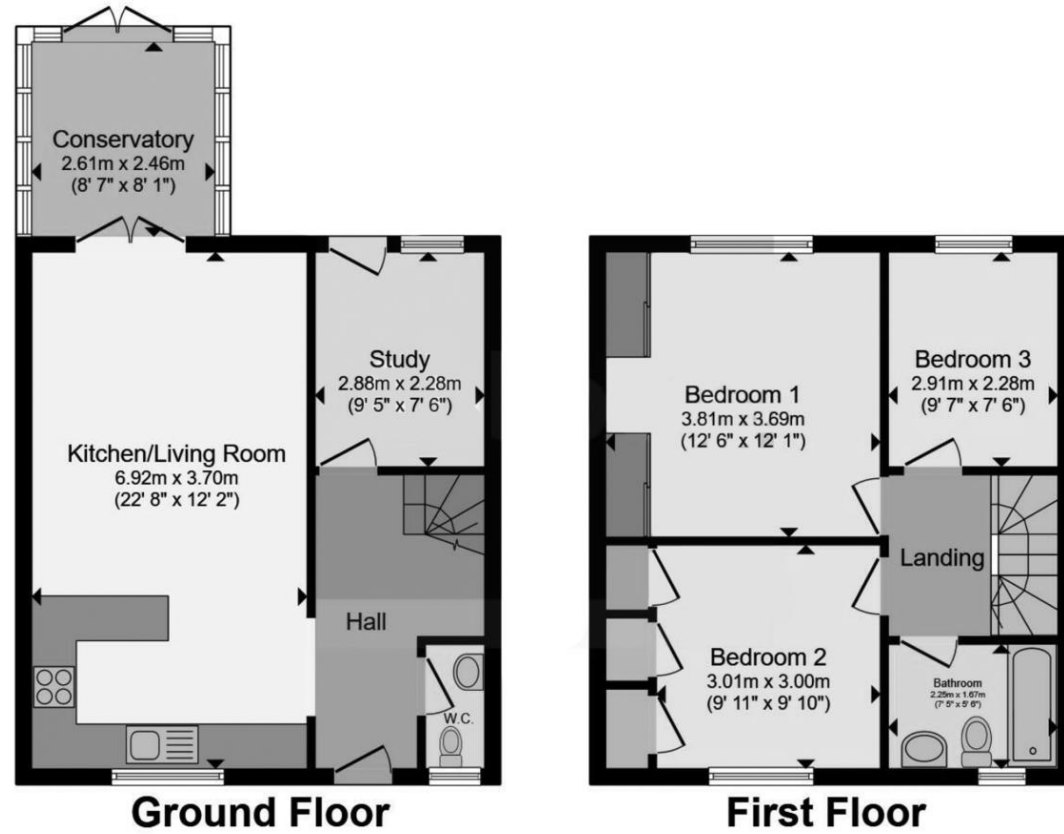
Post Code – IP33 3JG

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Contact Details

6 The Traverse, Bury St Edmunds, IP33 1BJ

Tel: 01284 769598

Email: burystedmunds@bychoice.co.uk

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

Oliver Road | Bury St Edmunds | IP33 3JG

We are delighted to offer for sale this spacious mid terraced home in walking distance of local schools and other local amenities. Benefits include 3 bedrooms, open plan kitchen and sitting area, conservatory, separate reception/ground floor bedroom, ground floor wc, family bathroom and good size gardens. NO ONWARD CHAIN.

Guide Price £230,000

- 3 Bedrooms
- Open Plan Kitchen Sitting Room
- Separate Reception/4th Bedroom
- Ground Floor WC
- Conservatory
- Family Bathroom