

Bychoice

ESTATE AGENTS



Goddard Street, Bury St Edmunds

£1,800

Property Summary

A modern 4 bedroom semi-detached house located on the popular Marham Park development, on the north side of Bury St Edmunds. The property boasts kitchen/diner, ensuite to master bedroom, garden and off-road parking.

- Two Parking Spaces
- 4 Bedrooms
- Garden
- Townhouse
- Marham Park Location



A modern 4 bedroom semi detached house located on the popular Marham Park development, on the north side of Bury St Edmunds. The property boasts kitchen/diner, ensuite to master bedroom, garden and off road parking.

ENTRANCE HALL

W/C

W/C and wash hand basin.

LIVING ROOM

13'10" x 13'7" (4.22 m x 4.14 m)

Double glazed window to side and french doors leading to the garden

KITCHEN/DINER

13'7" x 13'1" (4.14 m x 3.99 m)

Double glazed bay window to front, range of wall and base units with work surfaces over incorporating eye level double oven, gas hob with extractor over, integrated dishwasher and fridge/freezer

1ST FLOOR LANDING

BEDROOM ONE

13'5" x 10'10" (4.10 m x 3.30 m)

Double glazed windows to front and side

ENSUITE

Double glazed window to side, W/C, wash hand basin, fully enclosed shower cubicle

BEDROOM FOUR

13'7" x 9'6" (4.14 m x 2.90 m) Double glazed windows to rear and side

2ND FLOOR LANDING

BATHROOM

Double glazed window to side, panelled bath, W/C, wash hand basin, part tiled walls.

BEDROOM TWO

13'7" x 11'6" (4.14 m x 3.51 m)

Double glazed windows to front and side.

OUTSIDE

Two parking spaces in parking area at front of the property.

Rear garden commences with paved patio area, remainder laid to lawn, shed and enclosed by wood panel fencing.

AGENTS NOTE

This landlord will consider pets.



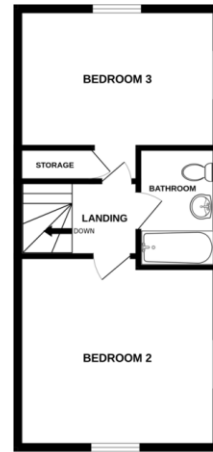
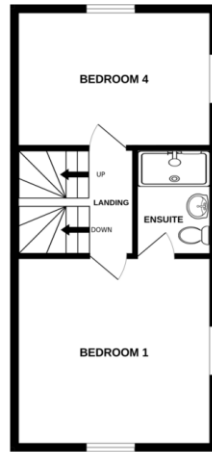
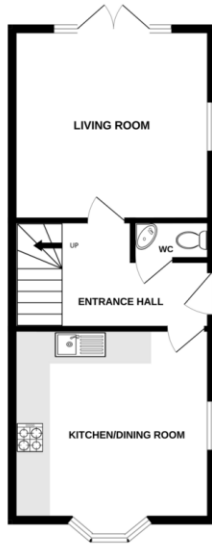
GROUND FLOOR
460 sq. ft. (52.7 sq.m.) approx.



1ST FLOOR
407 sq. ft. (37.8 sq.m.) approx.



2ND FLOOR
407 sq. ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 1273 sq. ft. (118.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
 Made with Metropix C2025

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Additional Information

Tenure:

Council Tax Band:

Local Authority:

Post Code: IP32 6FZ

Viewings by appointment only

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