

Bychoice

ESTATE AGENTS



The Street, Ingham, Bury St Edmunds

£1,200

Property Summary

Available now! A beautifully presented semi detached cottage located on the outskirts of Bury St Edmunds, in the village Ingham. This property benefits from two double bedrooms, spacious living area and a large driveway with a double garage/workshop. Call today to

- Double Garage/Workshop
- Unfurnished
- Semi-Detached
- Two Double Bedrooms
- Modern Kitchen/Diner
- Two Outhouses



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LIVING ROOM

18'4" x 12'6" (5.60 m x 3.80 m) With window to the front aspect, radiator, decorative fireplace.

KITCHEN/DINER

16'9" x 10'10" (5.10 m x 3.30 m) Fitted with a range of base and eye level storage cupboards with preparation worktop surfaces over, cooker, fitted extractor hood, plumbing for washing machine, space for fridge freezer, window to the side aspect, door to conservatory, radiator.

CONSERVATORY

14'9" x 7'3" (4.50 m x 2.20 m) With radiator, tiled floor and door to rear garden.

BEDROOM 1

12'6" x 11'10" (3.80 m x 3.60 m) With window to the front aspect, radiator.

BEDROOM 2

11'10" x 10'2" (3.60 m x 3.10 m) With window to the rear aspect, radiator

BATHROOM

8'2" x 7'10" (2.50 m x 2.40 m) Suite comprising bath, fully tiled shower cubicle with shower, pedestal wash hand basin, low level WC, radiator, window to the side aspect.

OUTSIDE

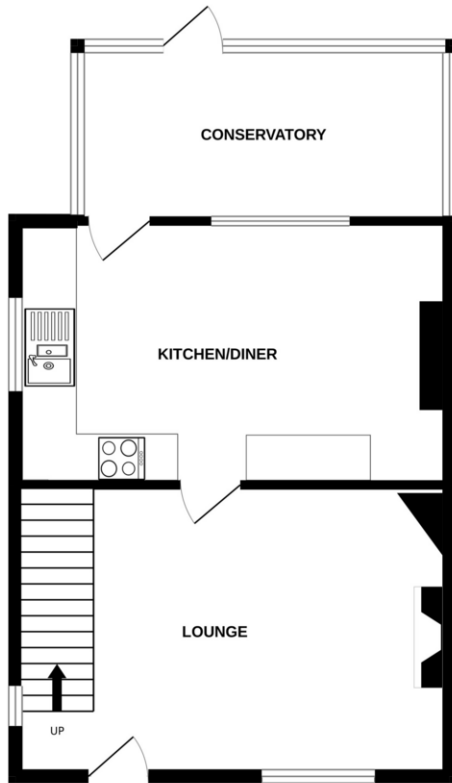
Driveway provides parking for a number of vehicles. There is a front garden, two outbuildings with power and light connected and a large double garage/workshop to rear with power connected

AGENTS NOTE

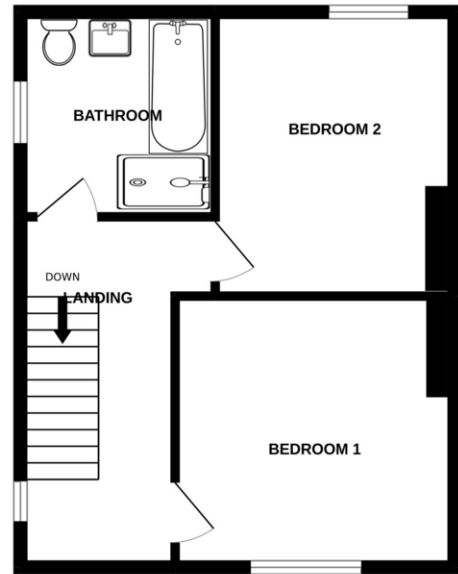
Pets considered.



GROUND FLOOR



1ST FLOOR



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.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Additional Information

Tenure:

Council Tax Band: C

Local Authority: West Suffolk District Council

Post Code: IP31 1NG

Viewings by appointment only

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not to be relied upon and potential buyers are advised to recheck the measurements.