

Summary

Located on the popular WESTLEY ESTATE, this three bedroom house would be an ideal purchase. The property benefits from a downstairs cloakroom, three bedrooms and a spacious lounge/diner. Externally is a lovely decked area, ideal for dining or relaxing leading on to a good size rear garden.

Description

Approximate Room Sizes

ENTRANCE HALL With radiator, under stair storage cupboard, door to lounge, door to kitchen and door to:

STORE ROOM With built in storage cupboard, space for washing machine, space for tumble dryer and leading to:

CLOAKROOM With UPVC double glazed window to front, WC and wash hand basin.

KITCHEN 10' 4" x 6' 9" (3.17m x 2.06m)

With UPVC double glazed window to rear, UPVC double glazed door to rear garden, radiator, fully fitted kitchen with base and wall units, space for cooker with extractor hood above, one and a half bowl single drainer sink unit with up and over tap and space for fridge.

LOUNGE 19' 10" x 12' 0" (6.07m x 3.66m)

With UPVC double glazed window to front, UPVC double glazed French doors to the rear and radiator.

FIRST FLOOR LANDING

LANDING With over stairs storage cupboard, wall mounted de-humidifier and doors to bedrooms and bathroom.

BEDROOM 1 12' 0" x 9' 10" (3.68m x 3m)

With UPVC double glazed window to rear and radiator.

BEDROOM 2 12' 0" x 9' 8" (3.68m x 2.97m)

With UPVC double glazed window to front and radiator.

BEDROOM 3 10' 4" x 6' 11" (3.17m x 2.11m)

With UPVC double glazed window to rear and radiator.

BATHROOM With UPVC double glazed window to front, fitted bath with up and over shower attachment above, WC, pedestal wash hand basin, heated towel rail and built in airing cupboard.

OUTSIDE The garden to the front of the property has fencing and a gate. The rear garden has a large decking area directly to the rear of the property. There is a outside light, outside tap and gated access to the rear.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – Mains gas, water and electric

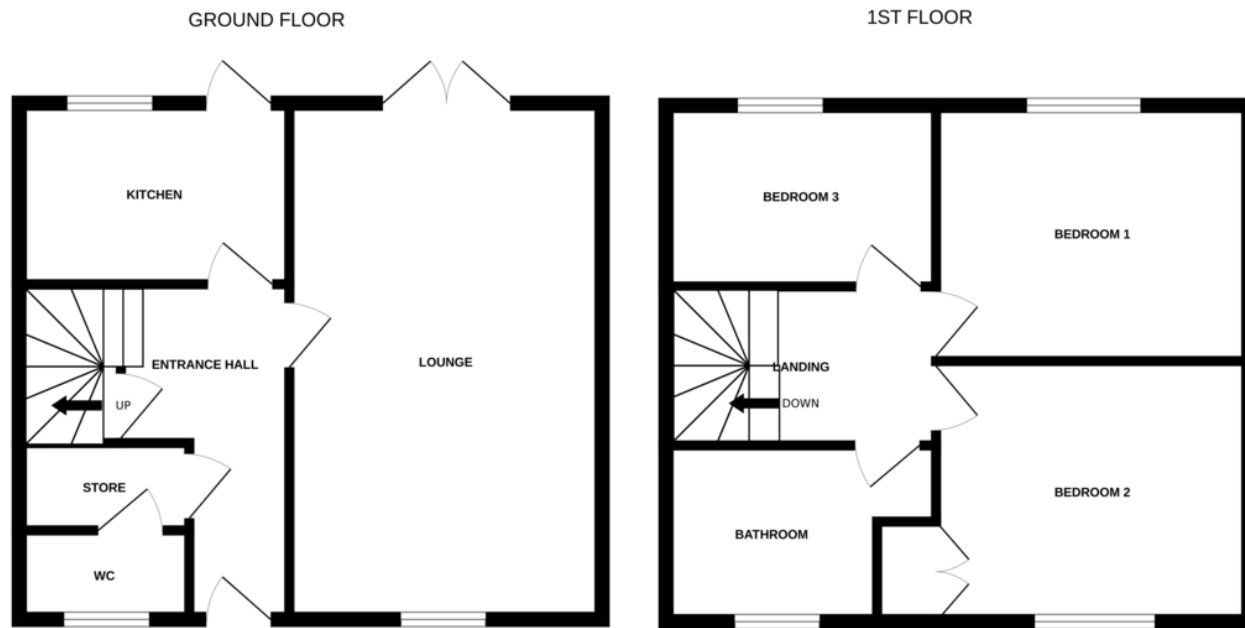
Post Code – IP33 3JG

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598





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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Awaiting EPC

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Oliver Road | Bury St. Edmunds | IP33 3JG

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Guide Price £240,000

- Westley Estate
- 3 Bedrooms
- Lounge
- Kitchen
- Ground Floor WC
- Gas Radiator Heating
- Good Sized Rear Garden