

# Bychoice

ESTATE AGENTS



Goddard Street, Bury St Edmunds

£1,950

## Property Summary

Available now, 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. Call now to secure a viewing.

- Modern property
- Two parking spaces
- 4 Bedrooms
- Garden
- Townhouse
- Marham Park Location



### THE PROPERTY

Welcome to this modern four-bedroom townhouse, ideally located within the popular Marham Park development in Bury St Edmunds. Arranged over three floors, the property offers spacious and flexible accommodation, perfectly suited to modern family living.

The ground floor comprises an entrance hall, cloakroom, well-equipped kitchen/dining room, and a bright living room to the rear with access to the garden.

On the first floor, there are two generous double bedrooms, including the principal bedroom which benefits from an ensuite shower room. The second floor provides two further bedrooms and a contemporary family bathroom.

Externally, the property enjoys an enclosed rear garden featuring a patio area and lawn, providing an ideal space for outdoor dining and relaxation.



### THE LOCATION

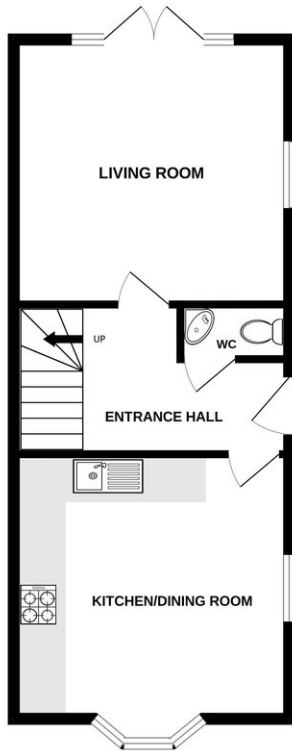
Marham Park is a sought-after residential development situated on the eastern side of Bury St Edmunds, offering convenient access to a range of local amenities, schools, and transport links.

The historic town centre is just a short distance away and provides an excellent selection of shops, restaurants, cafés, and leisure facilities, alongside the beautiful Abbey Gardens. The nearby A14 offers easy connections to Cambridge, Ipswich, and Newmarket, making Marham Park a popular choice for commuters and families alike.

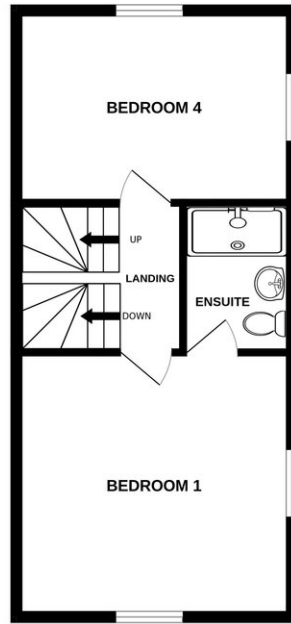
Combining modern living with a convenient location, this property presents an excellent opportunity to enjoy all that Bury St Edmunds has to offer.



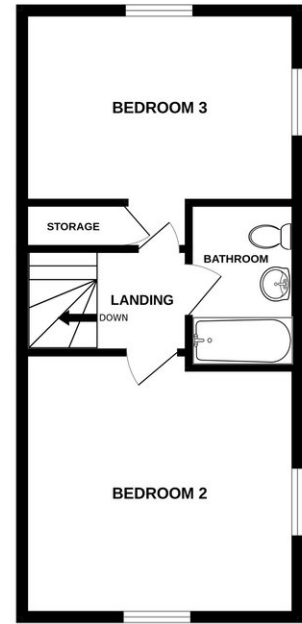
GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



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.  
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## Energy Efficiency Rating

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

## Additional Information

**Council Tax Band:**

**Local Authority:** West Suffolk Council

**Post Code:** IP32 6FZ

**Viewings by appointment only**

**Tel:** 01787 468408

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**Bychoice**  
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