

FOR SALE



14 Mustow Street, Bury St Edmunds IP33 1XU

2 Bedrooms, 2 Bathroom, Mid Terraced House

Offers In Excess Of £325,000 FREEHOLD


MARTIN&CO



- Chain Free
- 2 Double Bedrooms
- Re Fitted Kitchen Breakfast Room
- Fire Place
- Re Fitted En Suite Bathroom
- Re Fitted Shower Room
- Lovely Sunny Garden

If you are searching for a home close to town where you won't have to change a thing this is one for you to view. On the ground floor there is an entrance lobby, spacious living room with an open fire, high spec kitchen breakfast room and re fitted shower room. On the first floor there are two double bedrooms, master ensuite shower room. Outside there is a lovely well stocked sunny rear garden, and permit parking to the front.

ENTRANCE HALL: Staircase to first floor and door to:

LIVING ROOM: 21' 07" x 13' 06" (6.58m x 4.11m) (narrowing to 10") Two sash windows to front, Victorian style open fireplace tile insert and surround and hearth, two radiators, understairs storage cupboard, window to rear views towards garden

KITCHEN/BREAKFAST ROOM: 13' 01" x 14' 02" (3.99m x 4.32m) (narrowing to 8.04") Range of wall mounted units, with downlights and led lights above, natural wood work surfaces breakfast bar, 5 ring gas hob eye level double oven, display unit, one and a half inset drainer, mixer tap over, cupboard under, integrated dishwasher, American style fridge freezer, ceiling spotlights, wine fridge, double glazed doors to garden.

SHOWER ROOM: Wash hand basin with storage cupboard under, double shower, low level W.C ceramic tile floor, electric underfloor heating, fully tiled walls, stainless steel heated towel rail, window to side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



LANDING

MASTER BEDROOM: 10' 08" x 9' 023" (3.25m x 3.33m) Window to rear, fitted quadruple wardrobe, TV point, radiator.

ENSUITE: 8' x 8' 03" (2.44m x 2.51m) Window to rear, ceiling spotlights, panel bath telephone style shower attachment, low level W.C, ceramic tile floor, electric underfloor heating, pedal stool wash hand basin, shaver socket, stainless steel heated towel rail.

BEDROOM: 12' x 10' (3.66m x 3.05m) Sash window to front, radiator, Victorian feature fireplace, over stairs storage cupboard.

OUTSIDE: Enclosed garden featuring patio and lawn with establish flower and shrub borders, apple tree, pear tree, power, a canopy and a garden shed. To the front, the property is recessed from the road and permit parking.

AGENT NOTE: The neighbouring neighbour has pedestrian access for bins and prams.

ENERGY PERFORMANCE RATING D(64):

A full copy of the report is available upon request.

ADDITIONAL INFORMATION:

Council Tax Band B

Local Authority - St Edmundsbury Borough Council

Mains water, electricity, gas connected

This property is offered with Vacant Possession Upon Completion.

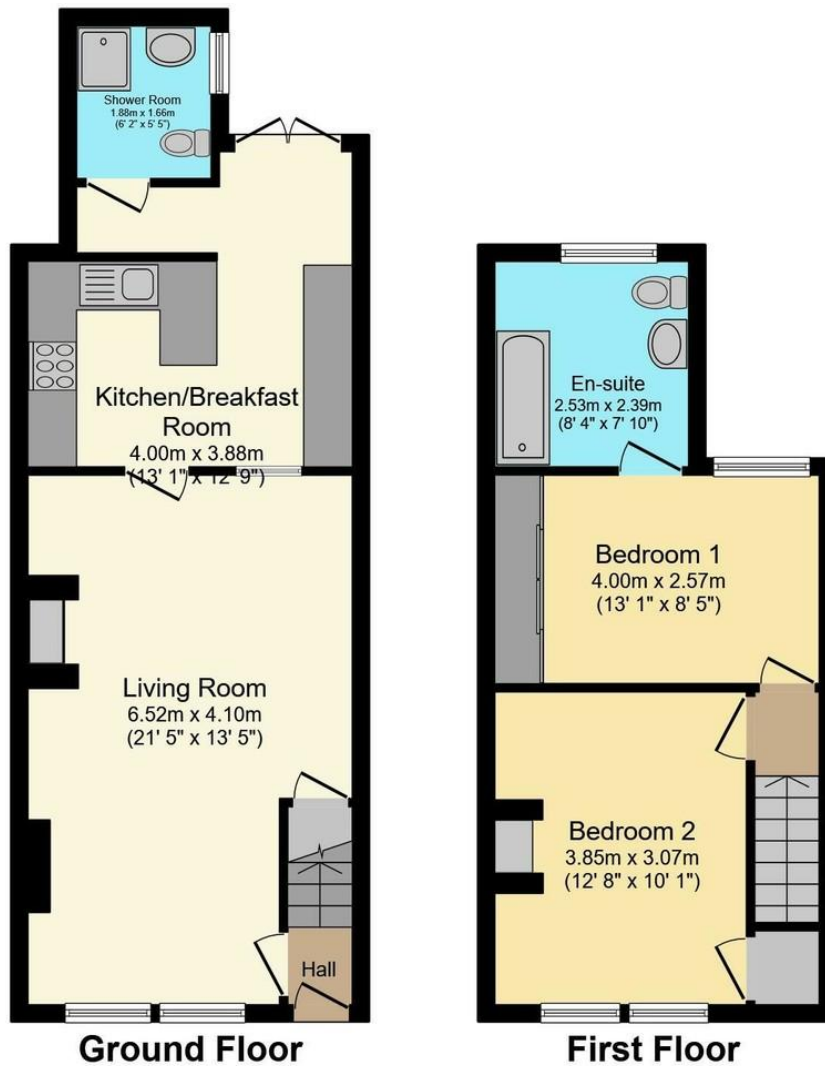
VIEWING ARRANGEMENTS:

Strictly by appointment with the Sales Agent, Martin & Co please call 01284 701511 to arrange a viewing.

LOCATION:

This property is perfectly situated walking distance to the town centre. Bury St Edmunds is an attractive medieval market town, with a desirable range of educational and cultural amenities, including the Cathedral, and an array of other denominational churches, Theatre Royal, Abbey Gardens, Smiths Row Art Gallery, cinemas, rail station, shops and schools. Stansted Airport and London are access via A11 trunk road and there is easy access to the East Coast and local towns of Cambridge and Ipswich.





Total floor area 76.1 sq.m. (819 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

