

FOR SALE



Green Court, Newmarket Road IP33 3TF

2 BEDROOM APARTMENT

Offers in the Region of £170,000 LEASEHOLD





- 2 Bedrooms
- Open Plan Kitchen / Living Room
- Carport Parking
- Underfloor Heating
- Council Tax Band A
- Excellent Access to A14
- Chain Free

AMAZING SPACE. Step inside and be impressed by the light and airy space this first floor apartment has to offer. It's a perfect first home of your own, or fantastic investment with an above 6% yield. It has its own front door with stairs to landing, there are two double bedrooms, sociable open plan kitchen living room and bathroom.

ENTRANCE HALL Stairs to first floor

LANDING cupboard housing boiler and storage cupboard

BEDROOM 1 15' 03" x 10' 07" (4.65m x 3.23m) **NARROWING TO:** 12' 07" x 9' (3.84m x 2.74m)

Recess window to side, window to side, cupboard

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



BEDROOM 2 10' 01" x 9' 00" (3.07m x 2.74m) **OUTSIDE**
window to side

LIVING ROOM - KITCHEN AREA 9' 00" x 8' 071" (2.74m x 4.24m) Stainless steel sink with inset drainer with mixer tap, work surfaces with cupboards under, plumbing for automatic washing machine, electric ceramic hob with double oven under. Wall mounted units and further fitted cupboards under

OPENING TO: LIVING AREA 18' 00" x 19' 00" (5.49m x 5.79m) Max

window to front, two windows to side, TV point

BATHROOM Low level W.C., wash hand basin, panel bath with shower over and screen to side, Velux window to ceiling, Heated towel rail,

CARPORT providing parking

ADDITIONAL INFORMATION Council Tax Band; A
Local Authority: West Suffolk Council
Mains electricity, water and drainage connected
EPC Rating: C

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

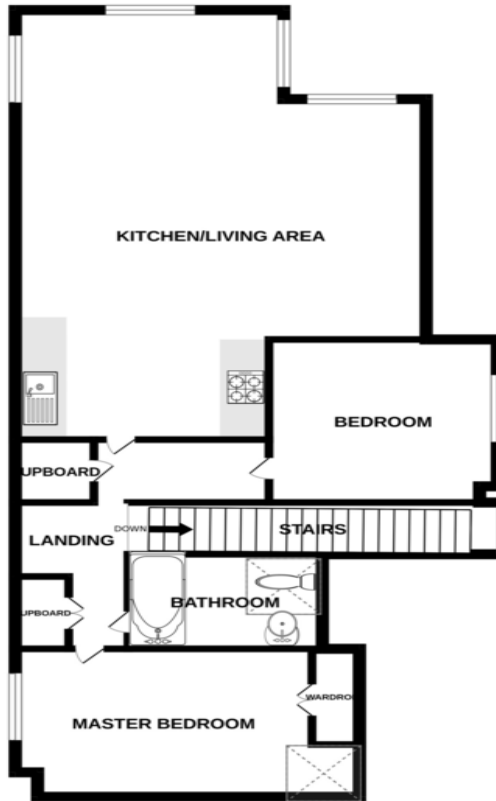
LOCATION Bury St Edmunds is an attractive medieval market town, with a desirable range of educational and cultural amenities, including the Cathedral, and an array of other denominational churches, Theatre Royal, Abbey Gardens, Smiths Row Art Gallery, cinemas, rail station, shops and schools. Stansted 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.



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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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.

