

**FOR SALE**



**Selway Drive, Bury St Edmunds**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**Offers In Excess Of £240,000**

  
**MARTIN&CO**





- Popular Moreton Hall
- 2 Bedrooms
- Low Maintenance Gardens
- Easy Access A14 Link Road
- Ground Floor Cloakroom
- Chain Free
- Well Appointed Accommodation

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This modern 2-bedroom house on the outskirts of town, offers a perfect blend of peaceful living with convenient access to local amenities. Ideal for an expanding family wanting to be near good schools, a professional looking for easy access to the A14 link road or looking to downsize. With a well-appointed kitchen, comfortable living area and low maintenance gardens this could be the perfect home! Off road parking completes this property's wish list for anyone wanting the perfect balance of tranquillity and accessibility. Available to view now!

#### THE ACCOMMODATION COMPRISES:

ENTRANCE HALL: Radiator, stairs to first floor, HIVE control unit for central heating.

CLOAKROOM: Low level WC, pedestal wash hand basin, window to front, tiled splash backs, radiator.

KITCHEN: 8' 09" x 6' 06" (2.67m x 1.98m) Window to front, stainless steel inset drainer, unit with mixer tap over, cupboard under, range of wall mounted units, work surfaces over, units under, tiled splash backs, electric hob with double oven under, extractor hood over, integrated dish washer, washing machine, ceramic tiled floor.

LIVING ROOM: 14' 01" x 12' 09" (4.29m x 3.89m)  
(4.29m Max 3.28m Min x 3.89m )



Glazed door with matching panel to garden, KARNDEAN style flooring, understairs storage cupboard, radiator, TV point.

FIRST FLOOR LANDING: With loft access.

BEDROOM: 12' 02" x 9' 04" (3.71m x 2.84m) 3.71m Max 3.2m Min x x 2.84m)

Window to front, radiator, cupboard housing wall mounted gas boiler, two double wardrobes.

BEDROOM: 10' 02" x 7' 04" (3.1m x 2.24m) Window to rear, double wardrobe.

BATHROOM: Bathroom: Low level WC, pedestal wash hand basin, panelled bath with shower over, tiled splash backs, window to rear, extractor fan, radiator.

OUTSIDE: To the front is an enclosed low maintenance garden.

To the rear, low maintenance garden with patio and flint areas, shed, gate to car parking spaces.

ENERGY PERFORMANCE RATING C: A full copy of the report is available upon request.



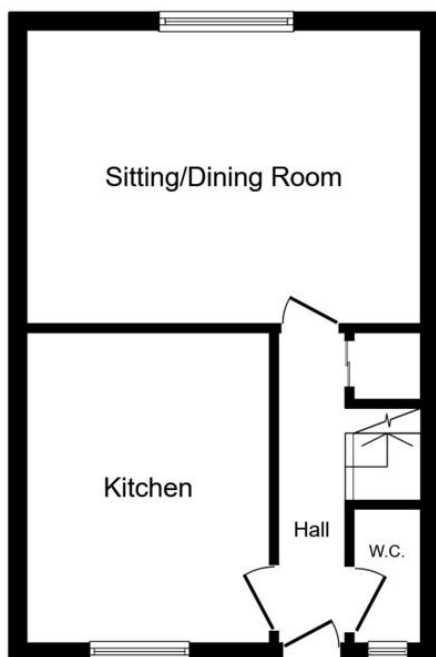
ADDITIONAL INFORMATION: Council Tax Band: B  
Local Authority: West Suffolk  
Mains water, drains, gas and electricity supplied  
Vacant Possession on Completion

VIEWING ARRANGEMENTS: Strictly by appointment with the Sales Agent. Please call Martin & Co on 01284 701511 to book a viewing

LOCATION: Selway Drive is situated on the modern, well served and popular Moreton Hall development. Bury St Edmunds is an attractive, vibrant medieval market town, with great schools, colleges, and cultural amenities, including the Cathedral, Theatre Royal, Abbey Gardens, cinemas, rail station, shops and independent restaurants. The town has private and NHS hospitals, with Stansted Airport and London accessed via A14/A11 offering main routes to the East Coast and local towns of Cambridge, Norwich and Ipswich.

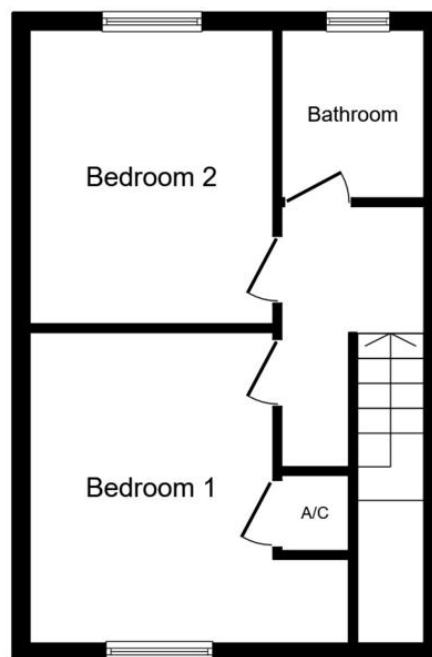






### Ground Floor

Floor area 34.3 m<sup>2</sup> (369 sq.ft.)



### First Floor

Floor area 34.3 m<sup>2</sup> (369 sq.ft.)

**TOTAL: 68.6 m<sup>2</sup> (739 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**Martin & Co Bury St Edmunds** **01284 701511**  
 28 Angel Hill • • Bury St Edmunds • IP33 1UZ  
 T: 01284 701511 • E: [burystedmunds@martinco.com](mailto:burystedmunds@martinco.com) <http://www.martinco.com>



**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.