

FOR SALE



St Peters Court, Bury St Edmunds IP33 3LY

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £210,000 Leasehold


MARTIN&CO



- Chain Free
- 2 Double Bedrooms
- Town Centre Location
- 2 Parking Spaces
- Enclosed Private Garden
- Convenient For Hospital

Space to add EPC GRAPH (awaiting)

Chain-free 2-bed home just 5 minutes from Bury St Edmunds town centre!

Offering two double bedrooms, a generous living room with garden views and access to a private, low-maintenance garden.

Convenient for the hospital and includes two parking spaces.

Don't miss out-book your viewing today!

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL: Window to front, understairs storage cupboard.

LIVING ROOM: 18' 02" x 13' 00" (5.54m x 3.96m) Window to rear, glazed door and matching panel door to garden, low energy radiator.

KITCHEN: 9' 00" x 8' 09" (2.74m x 2.67m) Window to front, stainless steel inset drainer with mixer tap over, cupboard under, range of wall mounted units, work surfaces over, cupboards under, tiled splash backs, electric cooker, dishwasher, plumbing for automatic washing machine.

FIRST FLOOR LANDING: Light and airy with loft access and airing cupboard, insulated hot water tank and plenty of storage.



BEDROOM ONE: 13' 00" x 9' 00" (3.96m x 2.74m)
Window to rear, wardrobe, low energy electric radiator

BEDROOM TWO: 13' 00" x 9' 00" (3.96m x 2.74m)
Window to rear, low energy electric radiator.

SHOWER ROOM:

Low level WC, pedestal wash hand basin, double shower unit, stainless steel heated towel rail, window to front, tiled splash back.

OUTSIDE: To the rear there is a low maintenance private garden, with a gate to rear, there is allocated parking space to front, and additional parking under the arch to the left.

ADDITIONAL INFORMATION:

Council Tax Band: C
Local Authority: West Suffolk
Mains water and electricity connected
Ground Rent, Maintenance Charge and
Length of Lease: available from the Sales Agent
Vacant possession on completion



VIEWING ARRANGEMENTS:

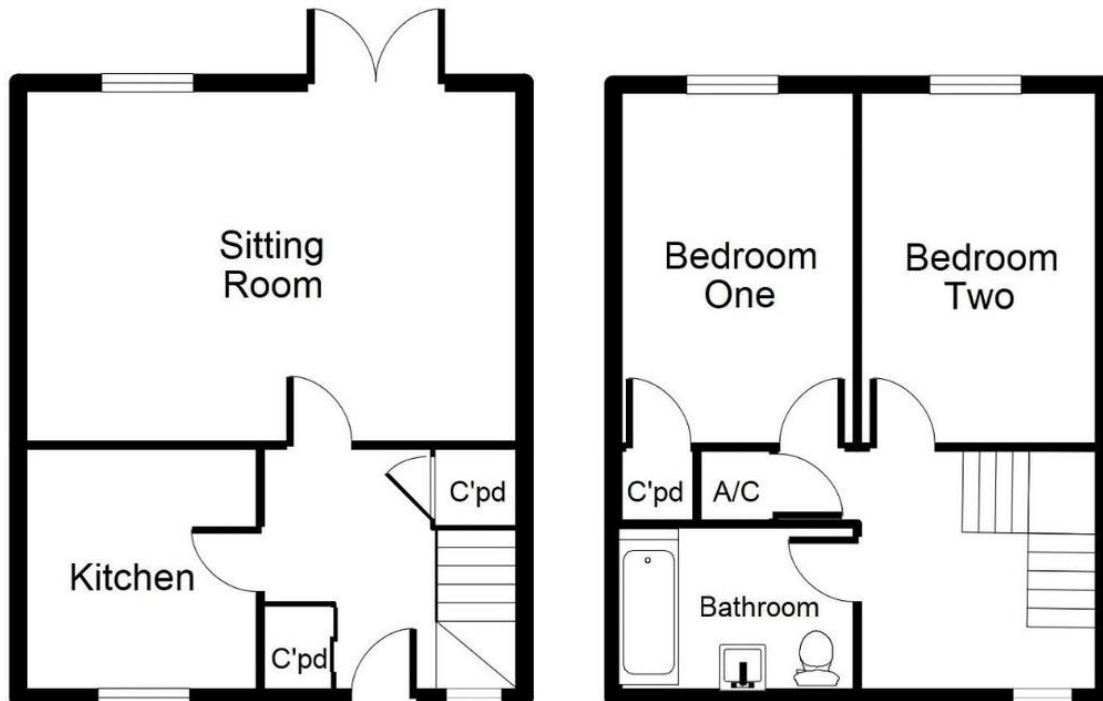
Strictly by appointment with the Sales Agent, Martin & Co. Please call 01284 701511 to arrange a mutually convenient time.

LOCATION:

St Peters Court is perfectly situated for access to all the town centre amenities. 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.





For identification only - Not to scale
(c) Visual Floor Planner

Martin & Co Bury St Edmunds

28 Angel Hill • Bury St Edmunds • IP33 1UZ

T: 01284 701511 • E: burystedmunds@martinco.com

01284 701511

<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.