

FOR SALE



Westhorpe Avenue, Bury St Edmunds IP32 6UD

2 Bedrooms, 1 Bathroom, Semi-Detached House

£240,000 FOR SALE - FREEHOLD



- 2 Double Bedrooms
- Cloakroom
- Spacious Kitchen Diner
- Enclosed Garden
- 2 Parking Spaces
- Ideal First Home/Investment
- EPC B

Discover this beautifully presented 3-year-old semi-detached home offering modern comfort and convenience in a sought-after location. Step inside to a light and spacious kitchen diner with doors opening to the garden, perfect for entertaining or family living. A handy cloakroom adds practicality to the ground floor. Upstairs are two generous double bedrooms and a stylish bathroom. Outside, enjoy the enclosed garden with open views, plus two parking spaces. Ideally located close to shops, schools for all ages, and a leisure centre, with Bury St Edmunds town and station just a 20-minute walk and easy A14 access - arrange your viewing today!

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL: Radiator, stairs to first floor, Google smart thermostat.

LIVING ROOM: 12' 00" x 9' 09" (3.66m x 2.97m)
Window to front, radiator, TV point.

CLOAKROOM: Low level WC, pedestal wash hand basin, radiator, tiled splash back.

KITCHEN DINER: 13' 09" x 10' 09" (4.19m x 3.28m)
Window to rear, part glazed door to garden. 1.5 stainless steel inset drainer with mixer tap over, cupboard under, Brita filtered water tap, range of wall mounted units, work surfaces with units under, upstand, electric hob, stainless steel hood over, oven under, cupboard housing wall mounted gas boiler, plumbing for automatic dishwasher and washing machine, shelved storage cupboard.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR LANDING: Loft access.

BEDROOM ONE: 11' 00" x 10' 00" (3.35m x 3.05m)
Window to rear, sliding robe wardrobes with wardrobe hanging space either side, middle section removable shelves, electric point, space for 42" TV and TV point.

BEDROOM TWO: 13' 02" max, 10' 00" min x 8' 04" (4.01m max, 3.05m min x 2.54) Window to front, radiator.

BATHROOM: Low level WC, pedestal wash hand basin, panelled bath with shower over, tiled splash back, extractor fan, radiator.

OUTSIDE TO FRONT: Two car parking spaces side by side, and EUFY camera and light.

TO THE REAR: The rear garden is enclosed, with EUFY camera and light, patio area, the rest laid predominantly to lawn with gate to side access and tap and double power socket.

ADDITIONAL INFORMATION:

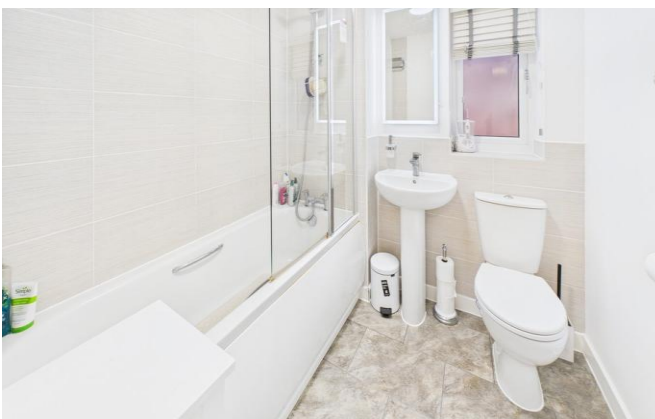
Council Tax Band:
Local Authority: West Suffolk
Mains water, gas and electricity connected
Vacant possession on completion

ENERGY PERFORMANCE RATING B:

A full copy of the report is available upon request from the Sales Agent.

VIEWING ARRANGEMENTS:

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





Martin & Co Bury St Edmunds

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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.