



6 Maltward Avenue,
Bury St. Edmunds, Suffolk, IP33 3XN
Guide Price £235,000

marshall buck
& casson

A very well maintained two bedroom semi detached property situated on a sought after residential area on the Western outskirts of the town centre. The property over recent year has been decorated throughout as well as having a refitted shower room and refurbished kitchen, with the addition of porch and car port. The accommodation includes a sitting room, kitchen/ breakfast room, two bedrooms and it benefits from front and rear gardens. We strongly recommend a viewing of this property to fully appreciate the accommodation on offer.

ENTRANCE PORCH

12'9" x 3'5" (3.89m x 1.04m)

Door leading out into rear garden; door through to the entrance hall.

ENTRANCE HALL

Built in cupboard with hot water cylinder and shelving; loft access which is part boarded with a pull down ladder; doors to bedrooms, sitting room and bathroom.

SITTING ROOM

16'1" x 11'7" (4.90m x 3.53m)

Bay window to front aspect; large archway to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

16'1" x 7'6" (4.90 x 2.29)

Double aspect to front and side; a refurbished kitchen with a range of floor and wall mounted units with an extensive work surface covering; partially tiled walls; single sink and drainer with mixer tap over; space for an electric or gas cooker; space and plumbing for washing machine; space for upright fridge freezer; wall mounted gas fired boiler.

BEDROOM ONE

11'8" x 10'5" (3.56 x 3.18)

Window to rear aspect overlooking

the rear garden; two mirror fronted double wardrobes with cupboards and drawers; door into the garden room.

GARDEN ROOM

7'7" x 4'7" (2.31m x 1.40m)

Erected in November 2018; UPVC glazed construction; door leading out to the rear garden.

BEDROOM TWO

8'8" x 8'8" (2.64 x 2.64)

Window and door to rear aspect, giving access to rear garden.

SHOWER ROOM

5'11" x 5'6" (1.80 x 1.68)

A refitted fully tiled corner shower; vanity wash hand basin unit; low level flush w.c.; part tiled walls; tile effect flooring.

OUTSIDE

The property is approached over a blocked paved driveway leading to a car port; the front garden is mainly laid to lawn with beds and borders; the rear garden is mainly laid to lawn with beds and borders; pathways; two sheds; enclosed by wooden panel fencing.

BURY ST EDMUNDS

Bury St. Edmunds is one of Suffolk's most attractive market towns and it affords excellent educational, recreational and cultural amenities including the Abbey Gardens and its ruins, the Theatre Royal, Art Gallery and Cathedral Church of St. James together with extensive shopping facilities, including the new Arc shopping centre. The A14 trunk road gives fast access to Ipswich, the east coast, Cambridge, the Midlands, Stansted Airport and London via the M11 and there is also an indirect rail connection to London.

LOCAL AUTHORITY

St Edmundsbury Borough Council

COUNCIL TAX BAND

Tax Band B

SERVICES

Mains services are connected including gas, water, electricity and drainage.

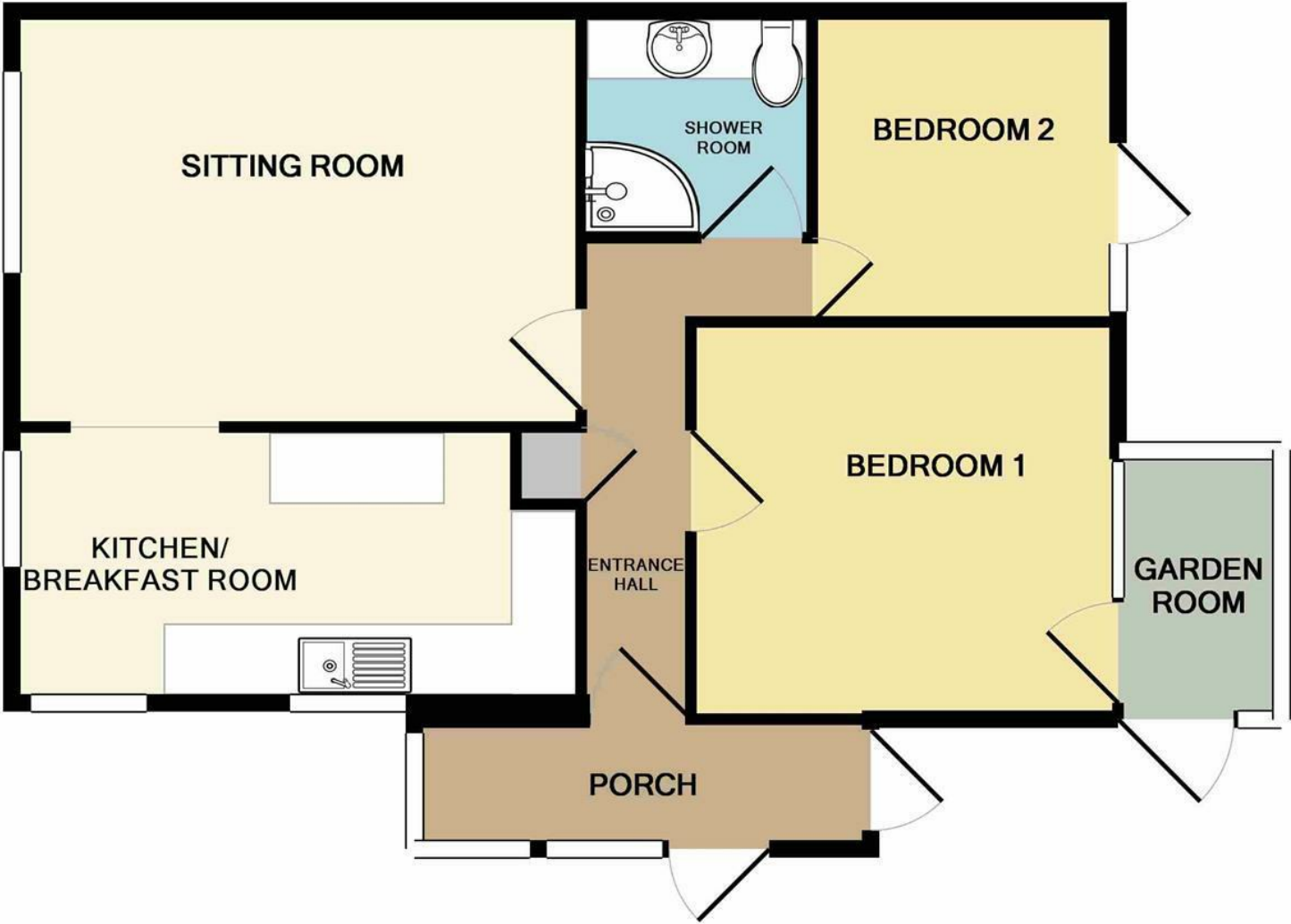
TENURE

For sale FREEHOLD with vacant possession upon completion.

VIEWINGS







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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