



34 Avenue Approach
Bury St. Edmunds, Suffolk IP32 6BA
£325,000

Shires residential sales are delighted to offer to the market for sale this 'chain free', charming, two bedroom Victorian terraced house on the popular Avenue Approach in Bury St Edmunds. The internal accommodation comprises of two double bedrooms, open plan dining room and living room, kitchen and family bathroom. Externally, there is a good size rear garden, and permit parking available.

LOCATION

The property is located on the sought after Avenue Approach, just outside the town centre of Bury St Edmunds. Bury St Edmunds offers a wide range of educational, recreational and cultural facilities including The Arc Shopping Centre, Theatre Royal and Abbey Gardens. The property is also within walking distance of the town's train station which offers main line links to London Liverpool Street. The A14 is also within easy reach providing passage to the nearby towns of Ipswich, Cambridge and London via the M11.

ENTRANCE HALLWAY

The property is entered via a wooden part glazed door into the internal hallway. Stairs to first floor. Access to;

DINING ROOM

11'6 x 11' (3.51m x 3.35m)
A spacious dining room with cupboard housing boiler. Radiator. Wooden sash window to rear aspect. Open arch to;

LIVING ROOM

11'4 x 10'11 (3.45m x 3.33m)
A light and airy living room with feature fire place. Wooden sash bay window to front aspect. Radiator.

KITCHEN

13'8 x 7'10 (4.17m x 2.39m)
A well equipped kitchen boasting a range of wall mounted and under counter cabinets beneath square effect wooden work tops. Range style electric oven with gas hob, extractor over. Butler sink with mixer tap over. Space and plumbing for dishwasher, washing machine and fridge freezer. UPVC windows to side and rear aspect and UPVC door giving access to the rear garden.

LANDING

Spacious airing cupboard. Loft hatch. Access to all of the first floor accommodation.

BEDROOM ONE

13'5 x 11' (4.09m x 3.35m)
A double bedroom with wooden flooring and boasting two in-built wardrobes. Radiator. Two wooden sash windows to front aspect.

BEDROOM TWO

10'11 x 9' (3.33m x 2.74m)
A second double bedroom with feature fire place. Wooden sash window to rear aspect. Radiator.



FAMILY BATHROOM

8'4 x 7'10 (2.54m x 2.39m)

Boasting a three piece white suite comprising a pedestal wash hand basin, low level WC and panelled bath with mains shower and screen over. Heated towel rail. Obscure UPVC window to rear aspect.

OUTSIDE

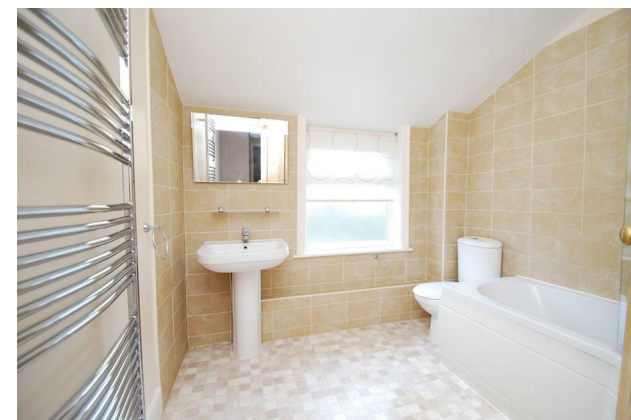
To the rear, the property boasts a garden which is predominantly laid to lawn with raised patio area and large garden shed to the rear (to remain).



GROUND FLOOR



1ST FLOOR



AVENUE APPROACH BSE

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC