

Flat 4, Garland House Garland Street - Guide Price £270,000

Bury St. Edmunds IP33 1FA

shires

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Features

- TOWN CENTRE APARTMENT
- AVAILABLE ON A CHAIN FREE BASIS
- 2 DOUBLE BEDROOMS
- 5 PIECE EN SUITE AND 3 PIECE SHOWER ROOM
- GAS RADIATOR HEATING
- ALLOCATED PARKING SPACE
- L SHAPED LOUNGE/KITCHEN/DINER
- CALL US NOW TO ARRANGE YOUR VIEWING

The Property

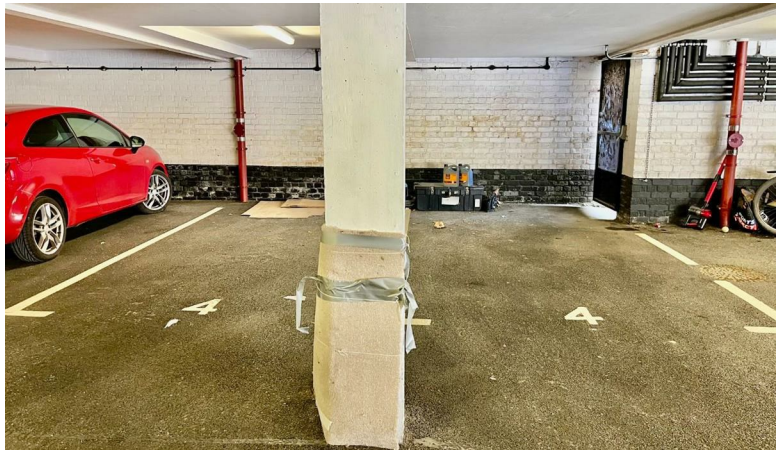
Nestled in the heart of Bury St. Edmunds, this charming first-floor flat on Garland Street offers a delightful blend of modern living and convenience. The property features two spacious double bedrooms, making it ideal for couples, small families, or those seeking a comfortable home office space.

Upon entering, you are welcomed into a large L-shaped open plan lounge and kitchen area, perfect for both relaxation and entertaining. The design allows for a seamless flow between the living and cooking spaces, creating an inviting atmosphere. The flat boasts two well-appointed bathrooms, including a luxurious five-piece en suite and a stylish three-piece shower room, ensuring that both residents and guests enjoy ample facilities.

For those with vehicles, the property offers allocated parking for two vehicles, a rare find in town centre living. The flat is equipped with gas radiator heating, providing warmth and comfort throughout the colder months.

With its prime location, residents will find themselves close to the vibrant amenities of Bury St. Edmunds, including shops, restaurants, and cultural attractions. This property presents an excellent opportunity for anyone looking to enjoy the best of town centre living in a well-designed and spacious flat. Don't miss the chance to make this lovely home your own.





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR



What every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, corners 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. Made with floorplan 60205.



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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	80
(81-91) B	
C	
D	
E	
(21-38) F	80
G	
EU Directive 2002/91/EC	
England & Wales	

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