

# 72A Eastgate Street - Guide Price £265,000

Bury St. Edmunds IP33 1YR

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Estate & Letting Agents



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**SOLD<sub>stc</sub>**

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## Features

- CHAIN FREE 3 BEDROOM HOUSE CLOSE TO TOWN
- GARAGE TO REAR
- PARKING FOR 2 FURTHER VEHICLES
- DOUBLE GLAZING
- GAS RADIATOR HEATING SYSTEM WITH NEW BOILER
- CONSERVATORY
- ENCLOSED REAR GARDEN
- GENEROUS SIZED LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- CALL US NOW TO BOOK YOUR VIEWING

## The Property

Nestled on the eastern outskirts of the charming town of Bury St. Edmunds, this delightful three-bedroom house presents an excellent opportunity for those seeking their new home. The property is chain-free, allowing for a smooth transition into your new abode.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation or entertaining guests. The house features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The bathroom is conveniently located, ensuring ease of access for all.

For those with vehicles, the property boasts a garage along with parking for an additional vehicle, ensuring that parking is never a concern. The location on the outskirts of town offers a peaceful environment while still being within easy reach of Bury St. Edmunds' vibrant amenities, including shops, restaurants, and cultural attractions.

This house is a wonderful opportunity for anyone looking to settle in a desirable area with the added benefit of a private garden and ample parking. Do not miss the chance to make this charming property your new home.





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 (625 sq ft.) approx.



1ST FLOOR (407 sq ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms or the statement of the floor area (including garages) may not necessarily be taken to any exact degree, rooms and their areas are given as an approximate only and should be used as a guide only. prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given. Made with Metrelog 2022.

