

4 Ion Road - Asking Price £230,000

Bury St Edmunds Suffolk IP32 6RZ

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Estate & Letting Agents



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# Asking Price £230,000

## The Property

A CHAIN FREE 3 bedroom terraced house that has been RECENTLY ENHANCED WITH NEW CARPETS AND FRESH DECORATION THROUGHOUT. The inviting front to rear, double aspect reception room is perfect for relaxation or entertaining guests, while the ground floor cloakroom adds convenience for everyday use.

The gas radiator heating ensures warmth during the cooler months, and the double glazing throughout the property contributes to energy efficiency and a peaceful environment.

The first-floor bathroom is thoughtfully designed, catering to the needs of the household. Outside, the enclosed rear garden offers a private outdoor space, ideal for enjoying sunny days or hosting gatherings with family and friends.

This property is not only a lovely home but also benefits from its prime location in Bury St Edmunds, known for its rich history and vibrant community. With local amenities, schools, and parks within easy reach, this terraced house is a perfect choice for those seeking a blend of comfort and convenience. Don't miss the chance to make this charming property your new home.

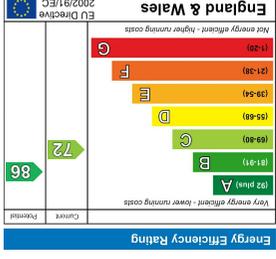
## Features

- CHAIN FREE HOUSE
- RE DECORATED AND RE CARPETED
- 3 BEDROOM FAMILY HOME
- KITCHEN WITH ELECTRIC OVEN AND HOB
- ENCLOSED REAR GARDEN WITH BRICK OUTBUILDING
- FAMILY BATHROOM AND GROUND FLOOR CLOAKROOM
- DOUBLE GLAZING
- GAS RADIATOR HEATING
- WESTERN OUTSKIRTS OF TOWN CLOSE TO SCHOOLS AND LOCAL SHOPS
- CALL US NOW TO BOOK YOUR VIEWING





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.



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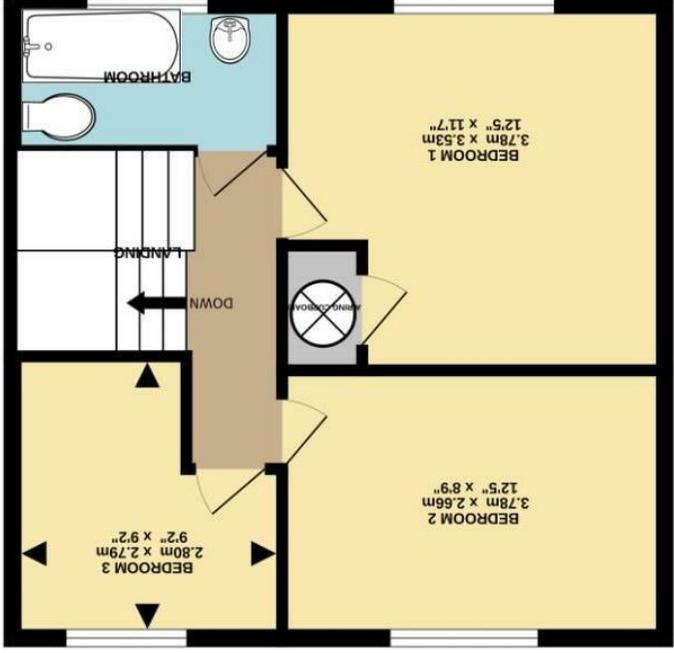
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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ION ROAD BSE

TOTAL FLOOR AREA : 81.5 sq.m. (878 sq.ft.) approx.



GROUND FLOOR  
40.5 sq.m. (436 sq.ft.) approx.



1ST FLOOR  
41.1 sq.m. (442 sq.ft.) approx.