103 Eastgate Street - Guide Price £165,000

Bury St. Edmunds Suffolk IP33 1YW

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Estate & Letting Agents

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Features

- TO BE SOLD BY MODERN METHOD OF AUCTION
- END OF TERRRACE TOWN HOUSE CLOSE TO AMENITIES
- RECENTLY REFITTED WINDOWS AND FRONT DOOR
- SITTING/DINING ROOM, KITCHEN, REAR LOBBY, LAUNDRY ROOM
- TWO BEDROOMS AND BATHROOM
- GAS FIRED CENTRAL HEATING
- LONG REAR GARDEN WITH SIDE ACCESS TO FRONT
- TIMBER OUTBUILDING WITH LIGHT AND POWER CONNECTED
- COUNCIL TAX BAND B

The Property

TO BE SOLD BY MODERN METHOD OF AUCTION
An end of terrace property located close to the town centre and amenities. The property offers modern and well proportioned accommodation of Sitting/Dining Room with double aspect windows, door to Stairs and Door to Kitchen with a gas hob and electric oven, Rear Lobby and folding door to Laundry Room with space and plumbing for washing machine. On the first floor there are two Bedrooms and a Bathroom with shower over bath. The property has pull down ladder with loft access which is boarded. The property has a gas fired combi boiler and the current vendor has replaced the windows and the front door. Outside is a long rear garden with side access gate leading to the front of the property. Towards the top of the garden is a timber outbuilding with light and power connected. NOTE: The neighbours have a right of access across the garden of 103.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional

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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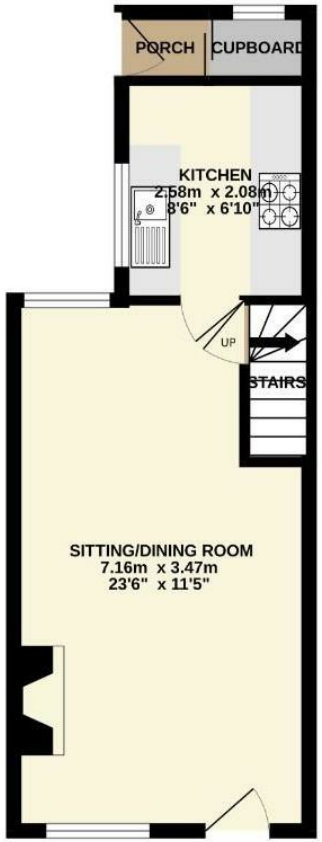
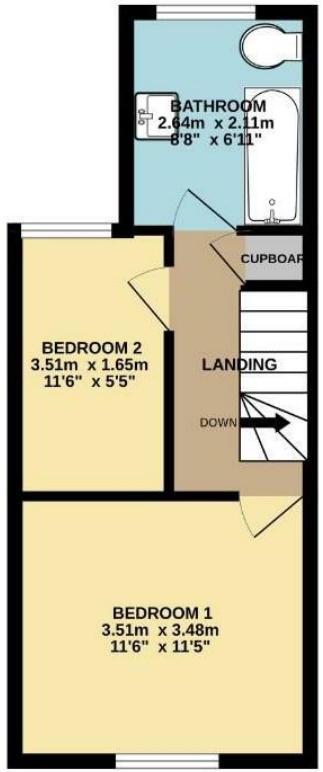
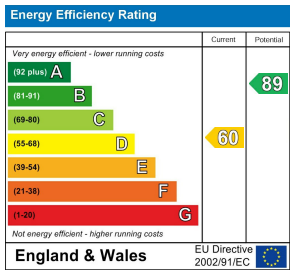
GROUND FLOOR



1ST FLOOR





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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Shires Residential
15-17 Eastgate Street, Bury St. Edmunds, Suffolk, IP33 1XX
T: 01284 760770
E: bury@shiresestateagents.co.uk
www.shiresresidential.com