# 103 Eastgate Street - Guide Price £215,000

Bury St. Edmunds Suffolk IP33 1YW

shires

Estate & Letting Agents

*"Consistently providing outstanding service to our clients"*

## Features

- END OF TERRRACE TOWN HOUSE CLOSE TO AMENITIES
- WELL PRESENTED ACCOMMODATION
- RECENTLY REFITTED WINDOWS AND FRONT DOOR
- SITTING/DINING ROOM, KITCHEN, REAR LOBBY, LAUNDRY ROOM
- TWO BEDROOMS AND BATHROOM
- LONG REAR GARDEN WITH SIDE ACCESS TO FRONT
- TIMBER OUTBUILDING WITH LIGHT AND POWER CONNECTED
- GAS FIRED CENTRAL HEATING
- COUNCIL TAX BAND B
- NO ONWARD CHAIN

## The Property

Shires are delighted to offer for sale this well presented two bedroom end of terrace town house located within easy access of Bury St Edmunds and close to amenities and facilities. The property offers modern and well proportioned accommodation of Sitting/Dining Room with double aspect windows, door to Stairs to first floor and Door to Kitchen which is a light room and has a gas hob and electric oven with matching units, Rear Lobby and folding door to Laundry Room with space and plumbing for washing machine and shelving above. 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.
There 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. Viewing is highly recommended to fully appreciate the accommodation on offer.

Agents note: The neighbours have a right of access across the garden of 103.

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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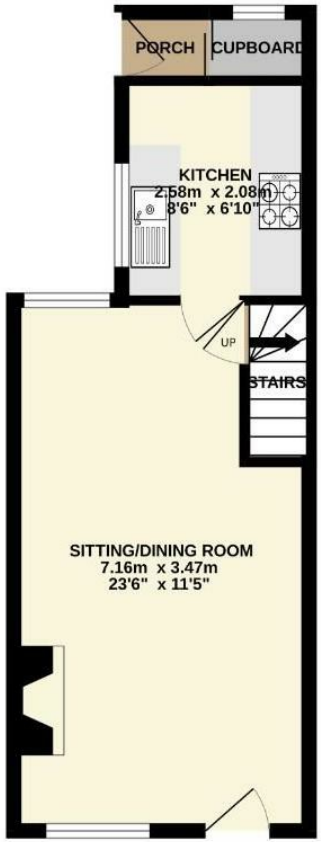
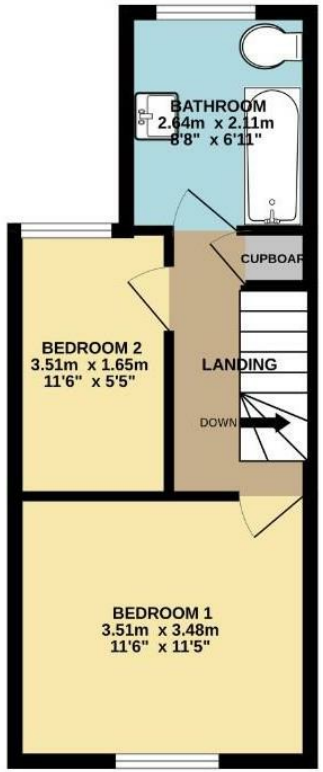
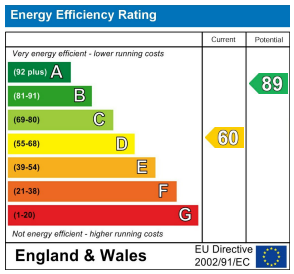
GROUND FLOOR




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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