

45 Blackbird Drive - Guide Price £220,000

Bury St. Edmunds IP32 7GQ

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Guide Price £220,000

The Property

Situated within a popular and well established residential development on the eastern side of Bury St Edmunds, this attractive two bedroom home presents an excellent opportunity. Built to a modern specification, the home offers well balanced accommodation designed for comfortable everyday living. The spacious living room provides a bright and welcoming space, while the contemporary kitchen is both practical and functional. A convenient ground floor cloakroom further enhances the property's appeal.

The first floor comprises two generous double bedrooms, complemented by a family bathroom. The property benefits from the energy efficiency, low maintenance requirements and reliability associated with a modern home, making it an attractive option for both investors and owner-occupiers alike.

Outside, the property enjoys a private rear garden and two allocated parking spaces, providing the practical features that continue to drive strong tenant demand. Conveniently located close to local amenities, schools, supermarkets, leisure facilities and the A14, the property occupies a highly desirable position within one of Suffolk's towns.

Whether you are expanding an existing portfolio, making your first investment purchase, or looking for your first or next home, this is an excellent opportunity to acquire a quality property.

AGENTS NOTE: Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

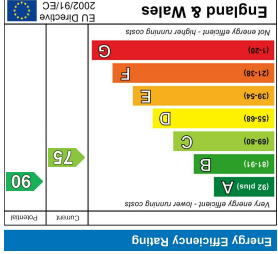
Features

- MODERN TWO BEDROOM HOME
- FAVOURED AREA CLOSE TO TOWN AND AMENITIES
- SPACIOUS SITTING ROOM
- MODERN FAMILY BATHROOM
- GROUND FLOOR CLOAKROOM
- MODERN KITCHEN
- TWO DOUBLE BEDROOM
- TWO ALLOCATED PARKING SPACES
- PRIVATE REAR GARDEN
- CALL US TO VIEW TODAY





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.



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