

# Flat 2, 39 St. Johns Street - Guide Price £155,000

Bury St. Edmunds IP33 1SN

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Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*

# Guide Price £155,000

## The Property

A ground floor one bedroom flat located in the popular area of St Johns Street within easy walking distance of all the amenities and facilities in the town centre. The property offers accommodation of Sitting Room/Kitchen, Bedroom with Wardrobe Cupboard, En Suite Shower Room, Door to Cellar, The accommodation has electric heating. The property is in a permit parking area. The property is ideally suited to first time buyers or investment buyers and we recommend giving us a call today to arrange a viewing. Please note this property is currently rented out, the photos used in our brochure are from prior to the tenant moving into the property.

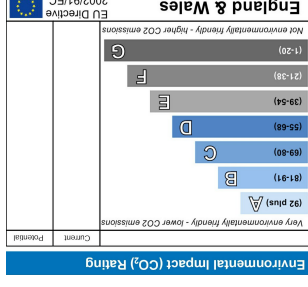
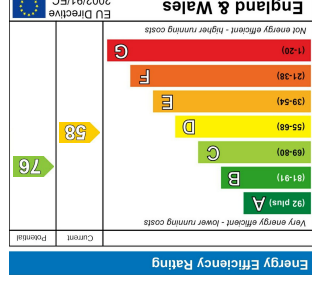
## Features

- 1 BEDROOM GROUND FLOOR APARTMENT
- LIVING ROOM, ENTRANCE HALL, KITCHEN, CELLAR
- SITUATED IN THE TOWN CENTRE
- COUNCIL TAX BAND A
- EPC D
- GREAT FOR FIRST TIME BUYERS OR BTL INVESTORS
- PERMIT PARKING AVAILABLE
- ELECTRIC HEATING
- LONG LEASE
- CALL IN TO BOOK A VIEWING!

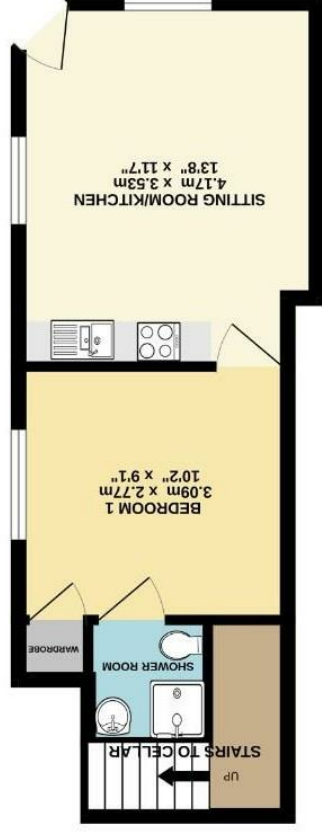




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.



What every attempt has been made to ensure the accuracy of the diagram contained here, measurements of rooms, doors and any other features are given to the nearest millimetre. Measurements are given to the nearest millimetre. This plan is for information only and should not be used as a contract document. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or energy class.



GROUND FLOOR