

oakheart



£280,000

Northumberland Avenue, Bury St. Edmunds

Nestled on Northumberland Avenue in the charming town of Bury St. Edmunds, this end-terrace house presents an excellent opportunity for families and professionals alike. This chain-free property has been thoughtfully extended, offering ample space with three well-proportioned bedrooms and two bathrooms, making it ideal for modern living.

Upon entering, you are greeted by two inviting reception rooms that provide versatile spaces for relaxation and entertainment.

The addition of a conservatory enhances the living area, allowing natural light to flood in and creating a perfect spot for enjoying the garden views. The ground floor features a convenient shower room, while the first floor boasts a family bathroom, ensuring that all your needs are met.

The property benefits from gas radiator heating and double glazing, ensuring comfort throughout the seasons. Outside, you will find parking for two cars at the front, a valuable asset in this

desirable location. The southerly facing garden is a true highlight, offering a sunny retreat for outdoor activities or simply unwinding after a long day.

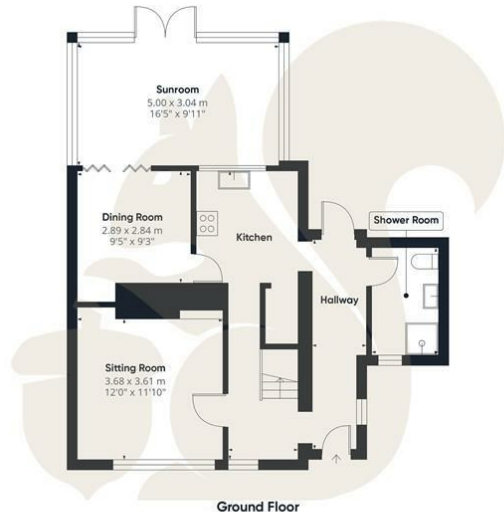
Situated close to three of Bury's esteemed high schools, this home is perfectly positioned for families seeking quality education for their children. With its blend of space, comfort, and convenience, this end-terrace house on Northumberland Avenue is a wonderful place to call home. Don't miss the chance to view this exceptional property.











Ground Floor



Floor 1



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**GLA<sup>TM</sup>**  
 111.01 m<sup>2</sup>  
 1194.86 ft<sup>2</sup>  
**Total**  
 116.3 m<sup>2</sup>  
 1251.84 ft<sup>2</sup>

(1) Finished, above grade  
 Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:  
 West Suffolk

Tenure:  
 Freehold

Council Tax Band:  
 B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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