

oakheart

£250,000

Guide Price

St. Olaves Road, Bury St. Edmunds



****GUIDE PRICE £250,000 - £260,000**** Offered for sale with no onward chain is this generous and well appointed three bedroom family house that is the perfect first time purchase or ideal for those looking for an exciting DIY opportunity!

This sizeable residence is a wonderful family house that suits a variety of needs due to its well sized living accommodation, naturally light rooms, garden room extension to the rear and the large front and rear gardens. It is a naturally light property that presents in a neat, tidy and neutral fashion with plenty of scope for new occupiers to make it their own. A handy storm porch provides space for shoes

and coats prior to entry to the carpeted hallway. The main reception room is the L shaped living and dining room that has plenty of space for a dining table and sofa suites. This inclusive living area offers a social space that can be enjoyed by those who enjoy entertaining guests. As the reception area is dual aspect it is naturally light with patio doors that open into the garden room at the rear. The kitchen is an efficient space that has plenty of storage in traditional eye and low level storage units. It is complete with a mid level cooker, a four ring gas hob, clay style tiled flooring and coloured tile splash backs. The back of the property benefits a garden room/lean to that creates a useful space for extra storage whilst

making a nice space to sit and look out over the garden. It is complete with tiled flooring, patio doors to the garden, a radiator for heating and double glazed windows. Completing the ground floor is a useful cloakroom.

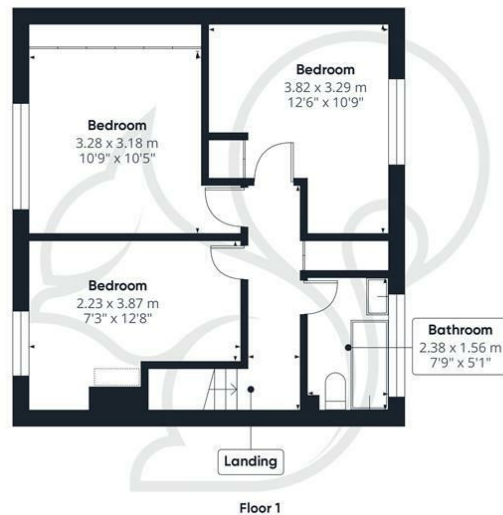
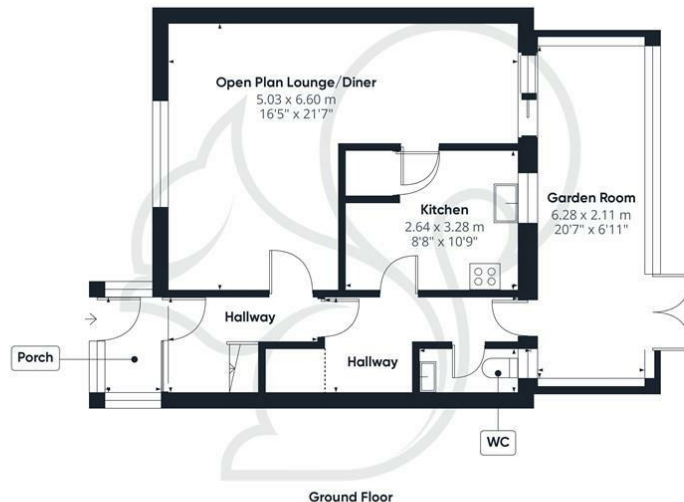
On the first floor there are three double bedrooms all with a level of fitted storage, and a bright, clean bathroom suite. Externally the property enjoys a wealth of lawn to both the front and rear. The rear garden is nicely established with an array of hedgerow and shrubs at the borders as well as a large patio area at the rear. It also has a rear gate for access and a greenhouse.











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Approximate total area¹⁾

102.22 m²
1100.29 ft²

Reduced headroom

0.96 m²
10.38 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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