



Guide Price £280,000

7 JUNIPER ROAD | BURY ST. EDMUNDS | IP28 8TX

OFFERED WITH NO CHAIN - Spacious three bedroom family house standing in a superb position on the edge of the development with an enclosed low maintenance rear garden and integral single garage. The excellent accommodation includes a cloakroom, a kitchen/dining room, a master bedroom with en suite shower room, 2 further double bedrooms and gas central heating. Early viewing recommended. Easy access to A14/A11 Newmarket, Cambridge & Bury st Edmunds. Walking distance to local school & Amenities.

Entrance Hall

With wood effect flooring.

Cloakroom

with pedestal basin, low level WC, window to side aspect and wood effect flooring.

Lounge 16'9" x 12'4" (5.11 x 3.76)

Window to front aspect, open stairs leading to first floor and storage cupboard. Double part glazed doors leading to;

Kitchen/Diner 15'1" x 8'9" (4.60 x 2.67)

with a range of modern fitted units comprising stainless steel sink unit with cupboard under, further base and wall mounted cupboards, range of built in appliances including oven, gas hob unit with extractor hood over, Space for fridge/freezer and washing machine, patio doors to garden, tiled floor.

First Floor Landing

with access to roof space, airing cupboard housing hot water tank with fitted immersion.

Master bedroom 15'10" x 8'9" (4.83 x 2.67)

Two windows to rear aspect.

En-suite 7'2" x 8'2" (2.18 x 2.49)

shower cubicle, pedestal basin, low level WC, tiled floor, window to front aspect.

Bedroom 2 13'5" x 8'6" (4.09 x 2.59 (4.08 x 2.60))

Window to front aspect.

Bedroom 3 12'1" x 8'4" (3.68 x 2.54 (3.69 x 2.55))

Window to rear aspect.

Family Bathroom

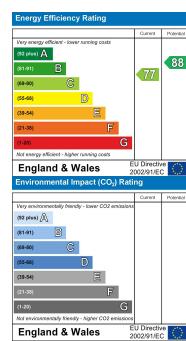
Panelled bath with shower attachment, pedestal basin, low level WC, tiled floor.

Outside

Driveway leading to single integral garage with up and over door. Enclosed rear garden partly walled. Low maintenance and made up of a decking and patio area with the rest laid with shingle and a storage shed.

Directions

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.