Sextons Meadows, Bury St. Edmunds

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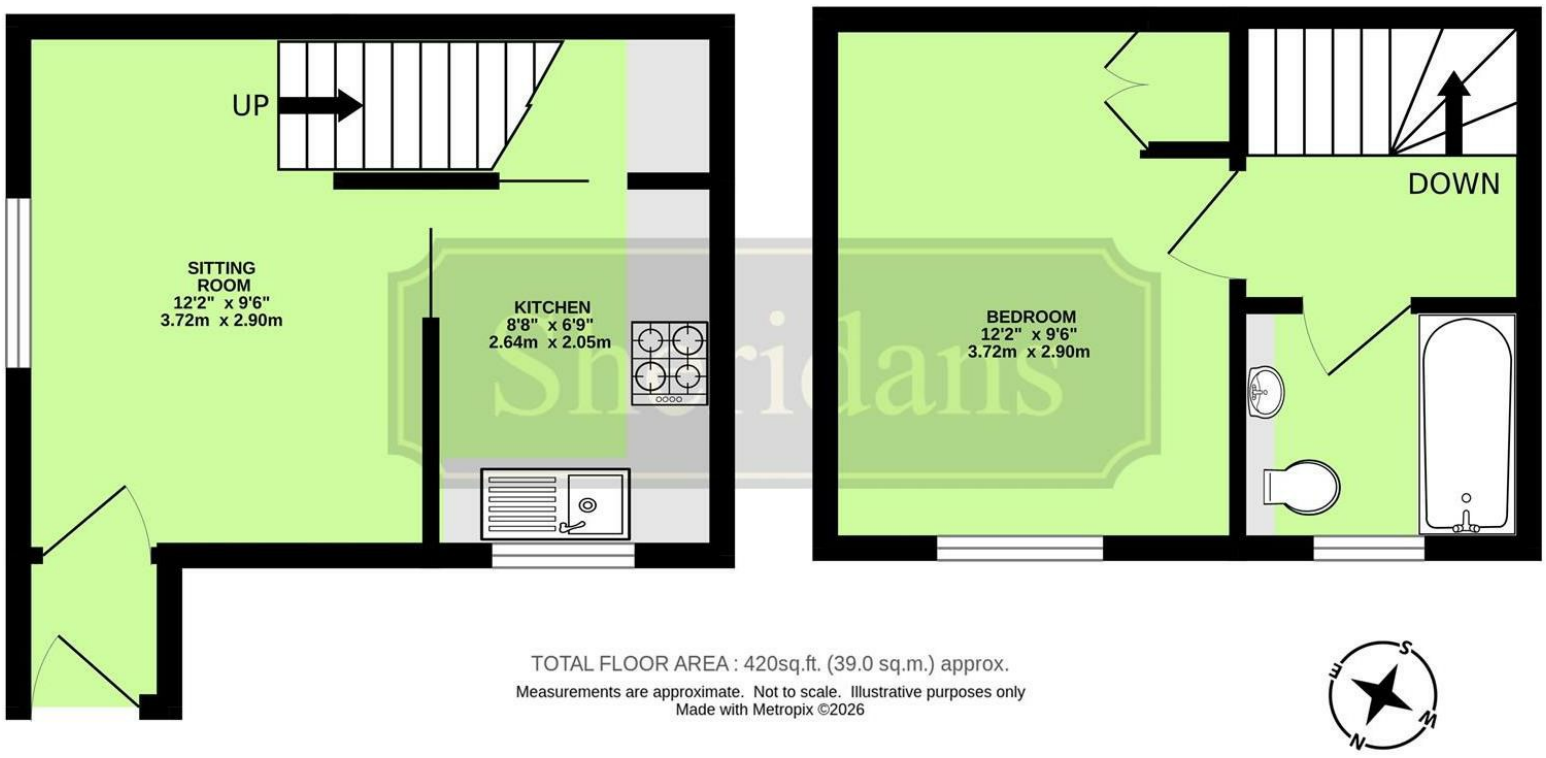

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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The Property Ombudsman

Sheridans

Sextons Meadows, Bury St. Edmunds IP33 2SB

Guide Price £200,000

Set within a highly sought-after development just a short walk from the town centre, this renovated one-bedroom house offers light and airy accommodation with single garage and off-road parking space. The property further benefits from UPVC double glazing, gas-fired central heating and offered with no onward chain, making it an ideal purchase for a first-time buyer, investor or those seeking the perfect lock-up-and-leave home.

Traditional brick with tiled roof the accommodation in brief comprises a welcoming entrance porch which opens into the bright and comfortable sitting room, decorated in neutral tones and enhanced by newly fitted carpets. A side-aspect window provides natural light, creating a warm and inviting living space opening to the stylish newly fitted kitchen, thoughtfully designed with a range of modern wall and base units complemented by generous work preparation surfaces and tiled splashbacks. Integrated appliances include oven, hob with extractor above, fridge/freezer and dishwasher. Beneath the stairs, a useful storage cupboard doubles as a practical utility area with space/plumbing for a washing machine.

Upstairs, the landing gives access to the generously sized main bedroom, served by a well-appointed bathroom featuring a bath with shower over, concealed cistern WC and vanity hand basin with storage under.

Outside
A pathway leads to the front door through a gravelled front garden bordered by a retaining hedge. To the side is a further enclosed, low-maintenance garden, also laid to gravel and enclosed by wrought iron railings and hedging. Adjacent to the front door is a useful lockable storage cupboard. The property also benefits from a garage with up-and-over door, parking to the front along with additional allocated parking space.

Location
Located in a popular development being short walk to the town centre. Bury St Edmunds is a thriving and historic market town offering an excellent range of restaurants, cafés, bars, boutique shops and national retailers. Rich in heritage, the town is home to landmarks including St Edmundsbury Cathedral and the beautiful Abbey Gardens, combining historic charm with modern convenience to create one of Suffolk's most desirable places to live.

DIrections
From the direction from the town centre proceed south along Southgate Street where the entrance to Sextons Meadow can be found on the right hand side. Follow the road round where the property can be found after a short distance on the left hand side.

Services
Mains gas, electric water and drains are connected.
Council Tax: West Suffolk Band: A
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Please note: The garage is leasehold. Lease: 94 years remaining.
Ground Rent: £5 p/a. Service charge: £200 p/a
EPC Rating C

Agents Note

- CHAIN FREE
- Immaculately presented
- Well proportioned accommodation
- New kitchen
- New decor, flooring
- Low maintenance garden
- Garage and allocated parking space
- New gas boiler
- Great location - short walk to town centre

In accordance with the 1979 estate agents act we confirm that that the vendor of this property is connected to an employee of Sheridans estate agents.