



12 Alicia Court, Southgate Street, Bury St. Edmunds, Suffolk, IP33 2BB

If you would like to live within walking distance of the town centre, but still have peace and tranquillity around you, this CHAIN FREE detached house is quite a find.

The house is located at the end of a private cul de sac, located just off Southgate Street and has the benefit of having parking and single garage.

- Well maintained modern detached house
- Located just off the town centre
- Gas fired central heating, upvc sealed unit glazing
- Hall, cloakroom, dual aspect sitting room, kitchen
- 3 good sized bedrooms, family bathroom
- Enclosed gardens, parking and garage

Guide Price £355,000





General Information

The property occupies a secluded position at the end of a private cul de sac which is located just off Southgate Street. The property is within comfortable walking distance of the town centre and has private parking and a single garage.

Bury St. Edmunds is a thriving market town with excellent educational, recreational and shopping facilities. The A14 provides a fast route to Ipswich, Cambridge and London via the M11.

As previously mentioned, the property, which benefits from gas fired central heating and uPVC sealed unit glazing has been well maintained and now provides the potential for a little updating – making it something of a 'blank canvas'.

On the ground floor: The entrance hall with cloakroom off has a staircase to the first floor and a useful under stair storage cupboard. The sitting/dining room is dual aspect and includes an open fire. Finally, the kitchen is well proportioned and includes a range of fitted cupboards and appliance space. There is a wall mounted gas fired Worcester combination boiler which serves the central heating. A glazed door leads out into the rear gardens.

On the first floor: The spacious landing area, with airing cupboard, gives access to all 3 bedrooms and the family bathroom. It is worth noting that all 3 bedrooms are large enough to be considered double rooms.

Outside

The small front gardens are planted with shrubs and have a driveway to the side which provides parking and access to the single garage. The garage has light and power connected and a rear courtesy door.

The rear gardens afford an excellent degree of privacy and seclusion. Laid mainly to lawn the gardens include a patio and brick and flint walling.

Directions

From the town centre, proceed down Southgate Street, passing Sextons Meadow on the right and turning next left into Alicia Court. Follow the righthand driveway to the very end of the cul de sac when the property will be seen directly ahead.

Entrance Hall

Cloakroom

Sitting/Dining Room 21'10 xx 11'9 max
(6.65m xx 3.58m max)

Kitchen 11'5 x 9'2 (3.48m x 2.79m)

Landing

Bedroom 1 13'4 x 11'10 (4.06m x 3.61m)

Bedroom 2 11'9 x 8'1 (3.58m x 2.46m)

Bedroom 3 9'6 x 9'3 (2.90m x 2.82m)

Bathroom 6'6 x 5'7 (1.98m x 1.70m)

Garage 16'9 x 8'6 (5.11m x 2.59m)





