



29 Airfield Road,
Bury St. Edmunds, Suffolk, IP32 7PJ

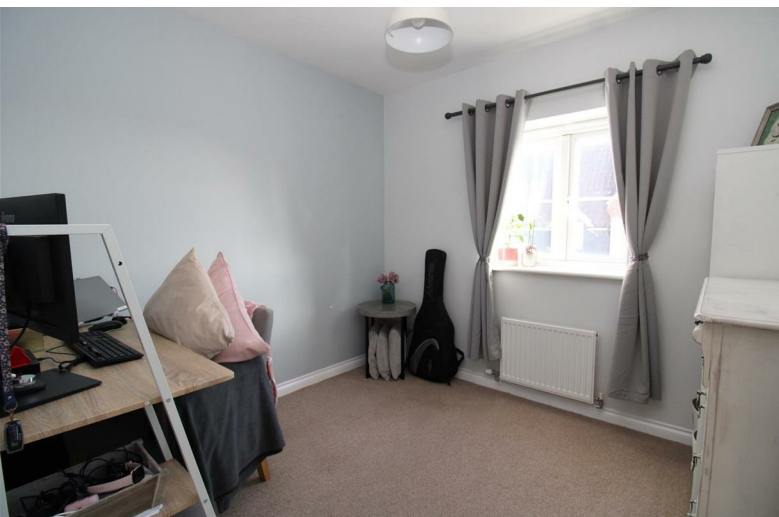
ALL THE 'MUST HAVES' - We were very impressed with this attractively presented semi-detached home are confident you will be too. The house, which is being sold with the benefit of having NO UPWARD CHAIN, includes a single garage.

As homes in this particularly well-served location rarely stay on the market for long, we would highly recommend an early internal inspection.

- Well presented semi detached family home
- Occupying a popular and well served location
- Hall, cloakroom, kitchen/diner, sitting room
- Master bedroom with en suite, 2 further bedrooms
- Gas fired central heating, uPVC sealed unit glazing
- Single garage, enclosed gardens. CHAIN FREE

Guide Price £325,000





General Information

The property occupies an extremely well served location, close to a range of amenities which include a primary school, secondary school, sports complex, church, public house, coffee shop, post office, doctors surgery, dentist, community centre, Sainsburys and Tesco Express store. The town centre can be easily reached by car, bus, foot or numerous cycle-ways. The A14 is also easy to access and provides a fast route to Ipswich, Cambridge and London via the M11.

This superbly presented semi-detached home was built in 2008 and benefits from uPVC sealed unit glazing and gas fired central heating,

In our opinion, this attractive home would be perfect for a growing family or indeed anyone looking for a sound investment purchase. The house has a current rental value of £1134 PCM.

On the ground floor: A spacious entrance hall with a cloakroom and stairs off leads into the fitted kitchen/diner. The dual-aspect kitchen includes ample cupboards and worktop surfaces together with a built-in oven, hob and cooker hood. The sitting room is another dual-aspect room with french doors opening into the gardens.

On the first floor: The landing area gives access to all 3 bedrooms and the family bathroom. The master bedroom includes a fitted wardrobe and a smart en suite shower room.

Outside
The main gardens are formed to the side of the house and are enclosed by fencing and feature brick walling. Laid mainly to lawn with a paved patio area the gardens include a side pedestrian access which leads to the single garage.

Agents note: Although the property is freehold, the garage is leasehold and has an annual service charge of around £80 per annum.

COUNCIL TAX – BAND C

Directions
From the town centre proceed along Angel Hill crossing over the traffic lights into Mustow Street and Eastgate Street. At the mini roundabout bear right onto Barton Road. At the T junction turn right into Orttewell Road. At the next roundabout turn left onto Thurston Road. Take the 3rd right-hand turning into Airfield Road when the property will eventually be seen on the left-hand side as marked by our for sale board.

Reception Hall

Cloak Room

Sitting Room 15'2 x 10'6 (4.62m x 3.20m)

Kitchen/Breakfast Room 15'2 x 8'1 (4.62m x 2.46m)

First Floor Landing

Bedroom 1 10'9 x 9'2 plus recess (3.28m x 2.79m plus recess)

Ensuite

Bedroom 2 8'7 x 8'4 (2.62m x 2.54m)

Bedroom 3 8'4 x 6'4 (2.54m x 1.93m)

Bathroom

Garage

Gardens



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

