



30 Hepworth Avenue, Bury St. Edmunds, IP33 3XS

MOVE STRAIGHT IN – This competitively priced end of terrace, has recently been professionally redecorated throughout. In our opinion, the property would be perfect for first time buyers or indeed anyone looking for a sound investment.

The house, which has **NO UPWARD CHAIN**, includes enclosed rear gardens and allocated parking.

- Recently redecorated modern end of terrace
- Occupying a pleasant location close to many amenities
- Hall, cloakroom, kitchen, spacious lounge/diner
- 2 Good sized bedrooms, modern bathroom
- Enclosed gardens, allocated parking. **CHAIN FREE**

Guide Price £220,000





General Information

The property occupies a pleasant location close to a range of amenities including schooling for all ages, the sports centre, supermarkets and the West Suffolk College. The A14 can be easily accessed providing a fast route to Ipswich and Cambridge. The town centre is around 1.5 miles away and can be reached by car, foot or cycleway.

The property provides a good level of accommodation and benefits from modern electric heating and wooden sealed unit glazing. The house has recently been redecorated throughout and is being sold with NO UPWARD CHAIN.

The house would be perfect for first time buyers, but would also make an ideal investment property with a realistic rental value of around £850 PCM.

On the ground floor: The entrance hall, with cloakroom off, leads to the fitted kitchen and spacious lounge/dining room. There is ample space for a dining table and patio doors open up into the enclosed gardens.

On the first floor: The landing has a built-in storage cupboard and gives access to the bathroom and both bedrooms. Bedroom 1 is a good sized double room with a built-in wardrobe. Bedroom 2 is a very comfortable single room.

Outside

To the front of the house are small gardens of open plan design with mature hedging to the side. The rear gardens enjoy a sunny aspect and are laid to lawn and are fence enclosed. A rear access leads to an allocated parking space and space for visitors.

Council Tax – Band B

Directions

From the town centre proceed along Risbygate Street into Out Risbygate. Continue past the College and straight over the mini roundabout into Newmarket Road. Take the 2nd left hand turning into Denham Close then left again into Hepworth Avenue. The property will be seen on the right hand side as marked by our for sale board.

Hall

Cloakroom

Kitchen 7'10 x 6'0 (2.39m x 1.83m)

Lounge/Diner 18'0 max x 12'2 (5.49m max x 3.71m)

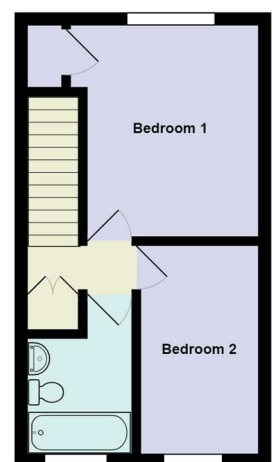
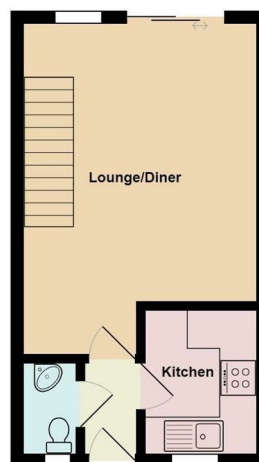
Bedroom 1 11'6 x 8'11 min (3.51m x 2.72m min)

Bedroom 2 11'7 x 6'5 (3.53m x 1.96m)

Bathroom 6'3 x 5'8 (1.91m x 1.73m)

Gardens

Parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			86
			EU Directive 2002/91/EC