



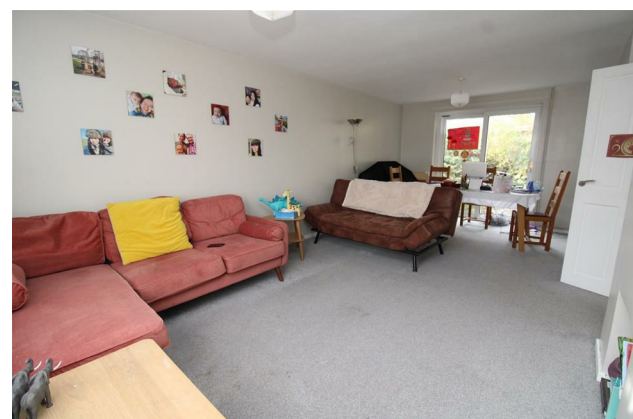
## 2 Ion Road, Bury St. Edmunds, Suffolk, IP32 6RZ

IDEAL FAMILY HOME – Located within easy reach of local schools and shops, this modern end of terrace house provides a particularly spacious range of accommodation.

The property, which benefits from gas fired central heating and upvc sealed unit glazing, would be perfect for a growing family, as a first time buy or indeed as a worthy addition to anyone's investment portfolio.

- Spacious modern end of terrace with enclosed gardens
- Occupying an established and well served location
- Hall, cloakroom, refitted kitchen, sitting room
- 3 Good sized bedrooms, family bathroom
- Gas fired central heating, uPVC sealed unit glazing
- BT Fibre broadband installed

Guide Price £235,000





## General Information

The house is situated within a very well served residential area, which is on a regular bus route and conveniently located to access nearby amenities, which include: schooling for all ages, two parades of shops and a post office. A range of supermarkets and a large leisure centre are also located close by. The town centre is around 2 miles away and the A14 dual carriageway is within easy reach, giving fast access to Ipswich, Cambridge and London via the M11.

The property offers spacious accommodation and benefits from gas fired central heating, uPVC sealed unit glazing and BT Fiber Broadband has been installed.

The ground floor features a good-sized hall with a modern cloakroom. The large dual aspect lounge/dining room has patio doors to the garden. A stylish fitted kitchen includes an integrated double oven and hob and plentiful storage. On the first floor there are 2 double bedrooms, a good-sized 3rd bedroom and a refitted family bathroom.

### Outside

To the front of the property is a small open plan garden laid to lawn. The enclosed rear gardens, which afford good levels of privacy, have been pleasantly landscaped and include lawn and patio areas, as well as a good-sized brick built outbuilding, providing useful storage. There is ample on street parking.

COUNCIL TAX – BAND B

ENERGY PERFORMANCE CERTIFICATE – Currently C

COUNCIL – West Suffolk Council

SERVICES – All mains services are available

BROADBAND – Ofcom states that Ultrafast broadband is available

MOBILE – Ofcom states all mobile phone providers are likely

WHAT3WORDS – ///miss.stun.craftsman

### Directions

From the town centre proceed along Northgate Street crossing over the roundabout into Out Northgate, continue into Fornham Road. At the traffic lights turn left onto Tollgate Lane. Turn right onto Lancaster Avenue and then left onto Northumberland Avenue. Turn left onto Clay Road, and the property can be found on the left at the corner of Clay Road and Ion Road, as indicated by our for sale board.

## Entrance Hall

## Cloakroom

Sitting/Dining Room 20'8 x 12'3 max  
(6.30m x 3.73m max)

Kitchen 10'11 x 9'1 (3.33m x 2.77m)

## First floor

Bedroom 1 12'4 x 11'7 max (3.76m x 3.53m max)

Bedroom 2 12'4 x 8'9 (3.76m x 2.67m)

Bedroom 3 9'3max x 9'2 max (2.82mmax x 2.79m max)

Bathroom 8'11 x 4'8 (2.72m x 1.42m)

## Gardens

