



## 25 Greenways Crescent, Bury St. Edmunds, Suffolk, IP32 7JP

**MAKE IT YOUR OWN** – This well-located modern terrace provides a comfortable range of accommodation and includes an integral garage and ample parking.

The property which benefits from uPVC sealed unit glazing has been owned since new by the present vendor and is now perhaps ready for some updating and cosmetic improvement.

- Modern mid terrace house in well served location
- Ideal for first time buyers, young families or investment
- Hall, kitchen, spacious sitting/dining room
- 3 Good sized bedrooms, bathroom
- uPVC sealed unit glazing, economy 7 electric heating
- Single garage, enclosed gardens, ample parking

**Guide Price £270,000**





## General Information

The property occupies a pleasant cul de sac setting on the popular Bartons development. The town centre can be easily reached by foot, car or cycleway. Bury St. Edmunds offers an excellent range of educational, recreational and shopping facilities. The A14 provides a fast route to Ipswich, Cambridge and London (Via the M11).

As previously mentioned, the property has been owned since new by the present vendor and whilst it has been maintained to a good standard it is now ready for some updating – making it something of a 'blank canvas' In our opinion the property would be perfect for first time buyers, young families or indeed anyone looking for a sound investment purchase.

On the ground floor: The entrance hall gives access to the fitted kitchen and sitting room. The sitting room is of a good size and provides ample space for a dining table. A glazed door leads into the rear gardens.

On the first floor: The landing gives access to 3 good sized bedrooms and the family bathroom.

### Outside

The gardens to the front of the house are laid to lawn. A driveway provides ample parking and access to the integral garage. The garage has both light and power connected. A side pathway leads to the enclosed rear gardens which are fence enclosed and laid mainly to lawn.

### COUNCIL TAX – BAND B

### Directions

From the town centre proceed along Angel Hill crossing straight over the traffic lights into Eastgate Street. At the mini roundabout take the righthand fork onto Barton Road. Take the second righthand turning into Kingsworth Road then right again into Lymininster Close. Turn right into Greenways Crescent. when Numer 25 will be seen towards the bottom left-hand corner.

### Entrance Hall

Kitchen 12'10 x 5'10 (3.91m x 1.78m)

Sitting/Dining Room 17'6 x 12'0 max (5.33m x 3.66m max)

### First Floor

Bedroom 1 11'5 x 8'7 (3.48m x 2.62m)

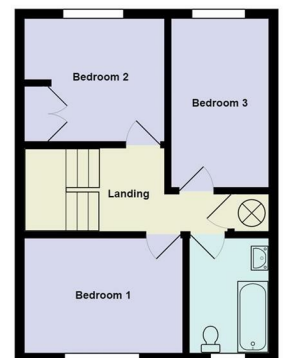
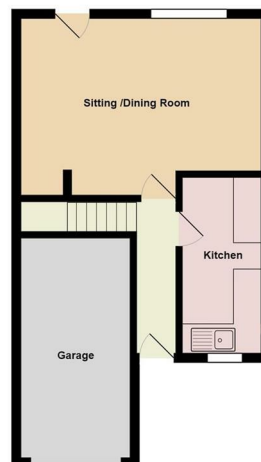
Bedroom 2 10'2 x 8'11 (3.10m x 2.72m)

Bedroom 3 12'4 x 7'1 (3.76m x 2.16m)

Bathroom 8'6 x 5'9 (2.59m x 1.75m)

Garage 16'0 x 8'0 (4.88m x 2.44m)

### Gardens



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>62</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	