



## 28 Old Convent Orchard, Bury St. Edmunds, Suffolk, IP33 3PQ

**TOWN CENTRE SETTING** – If you have been searching for an easily maintained home, within easy walking distance of all amenities, this surprisingly spacious modern townhouse could be ideal.

Located at the end of a small residential cul de sac, with private gardens and allocated parking, this CHAIN-FREE home is bound to have wide appeal.

- Well presented end of terrace townhouse
- Minutes from all town centre amenities
- Hall, cloakroom, kitchen/breakfast room
- Spacious sitting room, large conservatory
- Master bedroom with en suite, 2 further bedrooms
- Enclosed gardens, allocated parking

**Guide Price £375,000**





## General Information

Located in a small private cul de sac, just around the corner from Waitrose and within a few minutes walk of all town centre amenities, the property occupies a quiet yet central setting, overlooking small communal gardens.

The property, which is being sold with the benefit of having NO UPWARD CHAIN, benefits from gas-fired central heating and uPVC sealed unit glazing. As previously mentioned, the house is a little larger than you might expect from the outside and includes a large conservatory extension to the rear

On the ground floor: The entrance hall with cloakroom off, gives access to the fitted kitchen/breakfast room and the dual aspect sitting room. The sitting room has ample space for a dining table and includes a large built-in cupboard, fireplace and glazed doors leading out into the conservatory/gardens room.

On the first floor: The landing gives access to all 3 bedrooms and the family bathroom. The master bedroom has an en suite shower room and bedroom 2 is also another comfortable double room.

### Outside

To the front of the house is an allocated parking space together with communal gardens and visitor parking spaces.

There is an enclosed rear garden which has been hard landscaped for ease of maintenance. Although not huge, the gardens do provide the perfect spot to relax with friends with a morning coffee, afternoon tea or evening glass of wine.

Service Charge: There is an annual service charge of around £250 per year which covers the maintenance of the communal gardens and parking areas.

Council Tax – Band D

Old Convent Orchard is located off St Andrews Street South. If you leave Waitrose car park and follow the road down, turn right at the T junction and the turning for Old Convent Orchard is the 2nd right hand turning.

Entrance Hall

Cloakroom

Kitchen/Breakfast Room 11'11 x 11'9 (3.63m x 3.58m)

Sitting Room 18'11 x 13'6 (5.77m x 4.11m)

Conservatory 16'0 x 8'11 (4.88m x 2.72m)

First Floor

Master Bedroom 11'10 x 11'0 (3.61m x 3.35m)

En Suite Shower

Bedroom 2 10'10 x 10'8 (3.30m x 3.25m)

Bedroom 3 9'3 x 7'9 (2.82m x 2.36m)

Bathroom

Allocated parking

Gardens



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	



