



40 Raynham Road, Bury St. Edmunds, Suffolk, IP32 6EA

FEELS LIKE HOME – This spacious modern end of terrace, occupies a lovely setting overlooking an open green. The present vendors have made significant improvements to the house which has included a new boiler and windows. The garage has also been professionally converted to provide a useful home office.

In our opinion, this house would suit a young family or indeed anyone looking for a sound investment. As properties of this nature are in high demand, early viewing is advised.

- Well presented 3 bedroom end terrace
- Sitting Room, Open plan kitchen/dining room
- Gas fired central heating & uPVC glazing
- Open aspect to the front, Enclosed rear garden
- Home office, outside store and ample parking

Guide Price £275,000





General Information

The property is conveniently located within walking distance of the Station and within 15–20 minutes walking distance of the town centre. The A14 can also be easily accessed providing a fast route to Ipswich, Cambridge and London (via the M11). Bury St. Edmunds offers an excellent range of shopping, educational and recreational facilities.

The property is well presented throughout with large windows providing lots of natural light. An entrance porch with built in cupboard leads into the hallway which in turn gives access to the attractive sitting room. The kitchen has been refitted with ample cupboards, worktop surfaces and appliance space. The kitchen is then open plan to the dining area, making a great space to entertain.

On the first floor: The landing gives access to 3 bedrooms, the main having built in wardrobes. The bathroom has been refitted with a modern suite and tiles. Further benefits include gas fired central heating and Upvc sealed unit glazing. Giving consideration to the size, excellent condition and pleasant setting, we believe the house has wide appeal and would thoroughly recommend an early internal viewing.

Outside

The front garden is mainly laid to lawn with a path leading to the front door. The rear garden is again mainly laid to lawn with a patio area and path leading to a gate, which gives access to the garage. The garage has been converted into a fully insulated and heated home office and a separate bike store. There is also the added benefit of an off road parking space in front of the garage.

COUNCIL TAX – BAND C

Directions

From the town centre proceed north along Northgate Street, proceeding straight across the Northgate roundabout onto Out Northgate and Fornham Road. Follow the road and take the 3rd left into Avenue Approach. Follow to the end of the road and turn left onto Northgate Avenue. Take the 3rd right into Raynham Road where the property can then be seen on the right facing the green.

Porch

Hallway

Sitting Room 11'8" x 10'11" (3.58 x 3.35)

Dining Room 9'3" x 9'1" (2.84 x 2.79)

Kitchen 10'7" x 5'10" (3.23 x 1.78)

Landing

Bedroom 1 10'11" x 9'4" (3.35 x 2.85)

Bedroom 2 12'2" x 8'5" (3.72 x 2.59)

Bedroom 3 8'7" x 7'6" (2.62 x 2.29)

Bathroom

Home Office 9'4" x 7'5" (2.87 x 2.27)

Store





