



98 Rockingham Road, Bury St. Edmunds, IP33 2SE

IDEAL LOCATION – This 2 bedroom modern terraced home is situated within a quiet residential area, yet is within easy walking distance of the town centre and other amenities.

The property, which is being sold with the benefit of having **NO UPWARD CHAIN**, includes a single garage, enclosed gardens and parking.

- Well located CHAIN FREE modern townhouse
- Comfortable walking distance of all amenities
- Hall, fitted kitchen, sitting/dining room
- 2 bedrooms, modern bathroom
- Gas fired central heating, sealed unit glazing
- Enclosed gardens, parking and single garage

Guide Price £240,000





General Information

The property is situated within the popular and sought after Sexton's Meadow residential development, which is within walking distance of the town centre, Abbey Gardens and Theatre Royal. For those commuting, there is also good access to the A14 which provides useful links to Cambridge, Ipswich and London/ Stansted Airport via the A11/M11.

Whether you are looking for your first home, something for investment or perhaps something you can 'lock and leave' while travelling, this CHAIN FREE home could be ideal. The house, which benefits from gas fired central heating includes a fitted kitchen, a good sized reception room and 2 bedrooms.

Outside

The enclosed rear gardens are low maintenance and feature attractive decking and a useful garden shed. A gate leads from the garden to the rear parking area, where the garage features an up-and-over door and there is a generous parking space situated at the front of the garage.

Council Tax Band B

Agents note: The property is freehold, but because the garage is located underneath a neighbouring property, it is leasehold. We believe there is a 999 year lease running from 1993. There is an annual ground rent of £5 and a service charge of approximately £172 per year.

Directions

From Angel Hill proceed past Chequer Square into Crown Street and bear right into Sparhawk Street. Proceed through St Mary's Square into Southgate Street, continue to follow the road and shortly after Southgate Street becomes two-way. Turn right into Sextons Meadow and continue to follow the road. Take the second left turning into Rockingham Road and the property can be found on the left.

Hall

Kitchen 9'7 x 6'4 (2.92m x 1.93m)

Sitting/Dining Room 13'6 max x 12'7 (4.11m max x 3.84m)

First Floor

Bedroom 1 12'7 max x 12'1 (3.84m max x 3.68m)

Bedroom 2 11'6 x 6'10 (3.51m x 2.08m)

Bathroom 6'8 x 5'5 (2.03m x 1.65m)

Garage

Gardens

