MOLYNEUX
ESTATE AGENTS



The Green

Bury St. Edmunds, IP28

Guide price £250,000

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Description

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This well-presented, three bedroom home enjoys a secluded, village location with countryside views and benefits from no onward chain.

Downstairs, you will find a generous sized lounge extending to over 20ft which includes useful storage space beneath the stairs, an attractive multi-fuel burning stove as well as stairs leading to the first floor landing. Dual aspect windows to the front and side allow natural light to flood inside the living area, whilst a door leads to the kitchen/ dining room at the rear of the property.

The kitchen offers a range of wall and base level units, integrated cooker with electric hob and an extractor hood fitted over, 1.5 bowl sink unit and draining board plus ample space for a washing machine and fridge freezer. There are dual aspect windows to the side and rear, plus French doors connecting the dining area to the rear garden and outside space seamlessly.

Upstairs the property includes three well-proportioned bedrooms with views across the surrounding countryside, and two built in wardrobes to one of the bedrooms. The contemporary family bathroom concludes the internal accommodation and comprises W.C, wash hand basin, large walk in shower and separate hip bath plus a wall mounted, heated towel rail.

Outside, the property includes off street parking space for two to three cars. There is a front garden which is predominantly laid to lawn with a central path to the front door, whilst a side gate provides access into the rear garden which enjoys fantastic, open field views across the surrounding countryside.

The rear garden is a combination of patio, for seating and entertaining, lawn and shingle offering ease of maintenance.

Measurements

Lounge - 20'9" max x 11'7" max

Kitchen/ Dining Room - 20'8" x 8'9"

Bedroom - 11'10" x 10'2"

Bedroom - 10'3" x 8'10"

Bedroom - 10'1" max x 8'9" max

Family Bathroom - 7'7" x 5'8"

Anti-money Laundering & Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. Our compliance partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note

Council Tax Band - West Suffolk, C.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as

possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





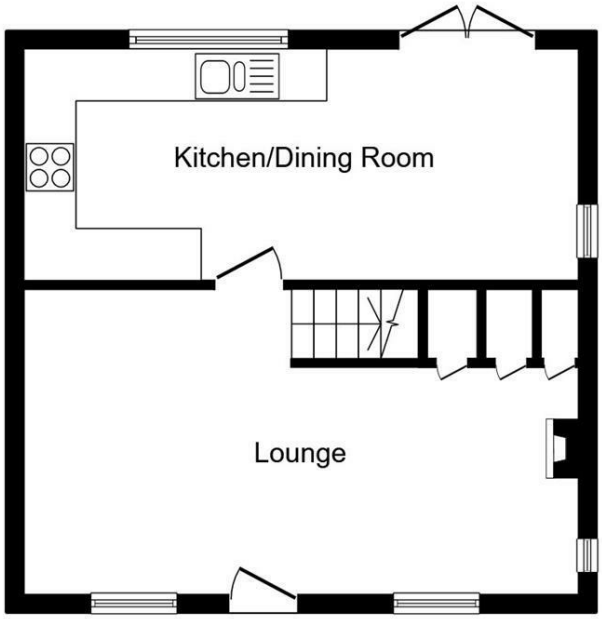




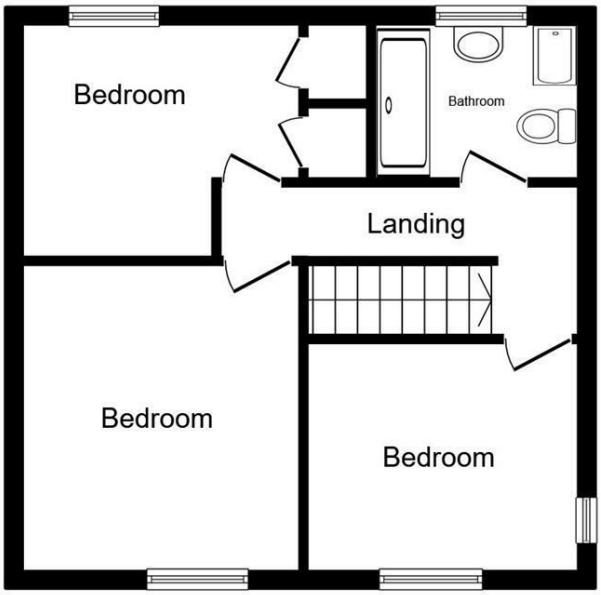








Ground Floor

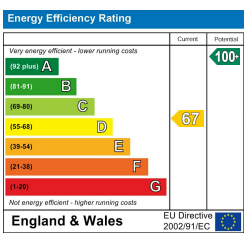


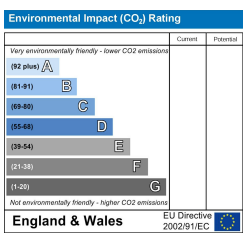
First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Mildenhall Office on 01638 474164 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.