

oakheart

£250,000

Offers Over

Boby Road, Bury St. Edmunds

Situated in the popular and historic market town of Bury St Edmunds, this well presented three bedroom end-terrace home offers a comfortable and versatile layout, making it an ideal choice for families, first-time buyers or those seeking a welcoming home in a convenient location.

Upon entering, a welcoming hallway provides access to the ground floor accommodation and benefits from a useful cloakroom, ideal for guests and everyday family life. The spacious lounge/diner is a particularly appealing feature, offering a versatile and sociable space for both relaxing and entertaining. There is ample room for comfortable seating and a dining table, while the feature gas fire creates a warm and inviting focal point, perfect for

enjoying cosy evenings at home.

To the first floor are three well proportioned bedrooms, providing excellent flexibility for family living, visiting guests or those requiring a home office or study space. The accommodation is completed by a modern shower room, offering a practical and contemporary suite.

Outside, the property benefits from a well maintained rear garden, providing a pleasant private space for outdoor dining, entertaining or simply enjoying the warmer months.

The property is conveniently positioned for a range of local amenities, schools, green spaces and everyday facilities, while the historic centre of Bury St Edmunds, with its excellent selection of shops, restaurants and leisure facilities, is within easy reach.

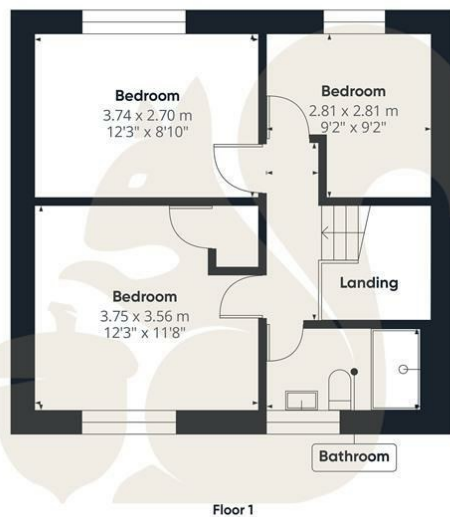
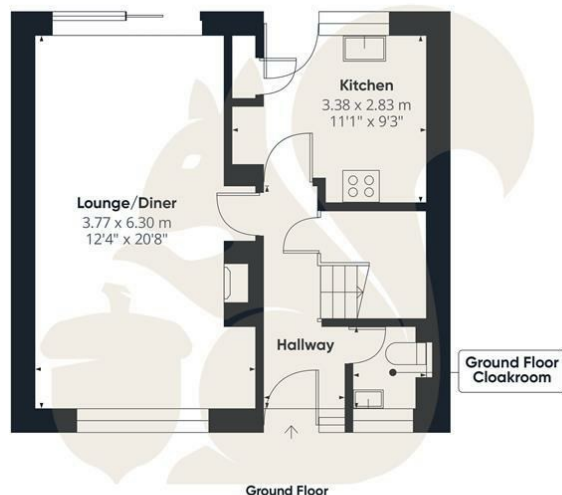
This well presented three bedroom home offers comfortable and versatile accommodation, complemented by a practical layout and convenient location. Ideal for families, first-time buyers or those looking to move to Bury St Edmunds, this is an excellent opportunity that should not be overlooked.











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GLA¹⁰

89.4 m²
962.3 ft²

Total

89.4 m²
962.3 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Calculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Local Authority:
West Suffolk

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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