

Ideal First Home
Oakes Road
Bury St Edmunds
Suffolk IP32 6PH
O.I.E.O £220,000
Freehold

haart
BURY ST EDMUNDS

01284 834421
Available 8am - 10pm every day
haart.co.uk



Ref: HRT011522488

Entrance Hall

Part glazed entrance door into hall. Stairs to first floor. Storage cupboard.

Lounge/Diner 10'8" x 19'6" (3.25m x 5.94m)

Double glazed windows to front and rear aspects. Radiator. Wood laminate floor.

Kitchen 9'9" x 13'4" (2.97m x 4.06m)

Wall mounted units and work surfaces with units under. Tiled splash backs. Double glazed window to rear aspect. Door to rear aspect. Stainless steel inset drainer. Space and plumbing for an automatic washing machine. Space for electric cooker. Radiator.

First Floor Landing

Cupboard housing boiler. Storage cupboard. Double glazed window to front aspect.

Bedroom One 11'10" x 13'2" (3.61m x 4.01m)

Double glazed window to rear aspect. Storage cupboard. Radiator.

Bedroom Two 9'2" x 12'2" (2.79m x 3.71m)

Double glazed window to rear aspect. Radiator.

Bathroom

Suite comprising low level WC. Pedestal wash hand basin. Panelled bath with shower over. Tiled

splash backs. Wood laminate floor. Double glazed window to rear aspect. Extractor.

Outside

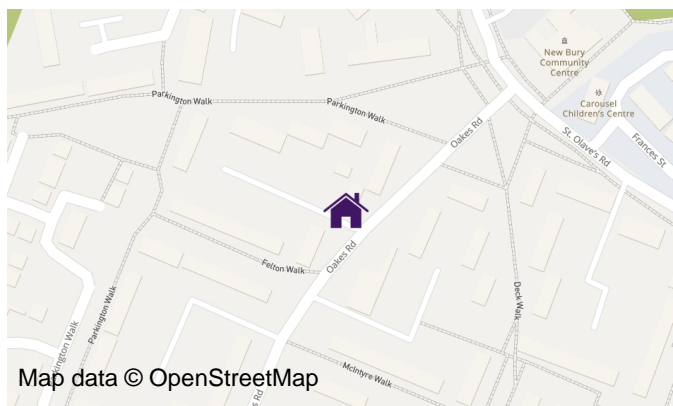
The front garden is laid to lawn with a pathway to the front door. The rear garden has a patio area with the remainder being laid to lawn with a brick shed and gated access to the rear.

Agents Note

Council Tax Band B - West Suffolk

Viewing

For further information or to arrange a viewing appointment please contact our office on 01284 767121 or visit us at www.haart.co.uk.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81 to 91) B		87
(69 to 80) C	74	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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