



34 Willow Close, Walsham Le Willows, Bury St Edmunds, IP31 3FE

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**34 Willow Close
Walsham Le Willows
Bury St Edmunds
Suffolk
IP31 3FE**

**A MODERN 3-BEDROOM END-OF-TERRACE HOME WITH 2 PARKING SPACES,
SITUATED WITHIN THIS WELL-REGARDED VILLAGE.**

GUIDE: £250,000 (*freehold*)

ENTRANCE HALLWAY • CLOAKROOM • SITTING/ DINING ROOM • KITCHEN • THREE BEDROOMS FAMILY BATHROOM • TWO PARKING SPACES

This end-terrace, 3-bedroom modern home benefits from no onward chain, a large garden shed and two parking spaces.

The accommodation over two floors, is approached from the front door into an inner hallway with a cloakroom to the left having a WC and hand basin, and to the right, a well-appointed kitchen with a matching range of wall-and-base units, single stainless-steel sink, double oven, hob and extractor above, space for fridge freezer, plumbing and space for dishwasher and washing machine. The large rear sitting/dining room has a spacious understairs cupboard and overlooks the rear garden and a door leading to the garden.

On the first-floor landing can be found an airing cupboard and access to the rear facing principal bedroom with a double doored fitted wardrobe cupboard, two further bedrooms, one with a single fitted wardrobe cupboard, all of which have use of the family bathroom with its matching suite, it is half-tiled with full tiling around the bath area to accommodate the twin head shower with curtain rail.

Outside

The property has a small front garden and side gate leading down to the rear garden within which can be found a large shed (15' x 9'7") with power and light connected. Adjacent to which, there is an additional area of garden and footpath leading through to the parking area for two cars.



GENERAL INFORMATION

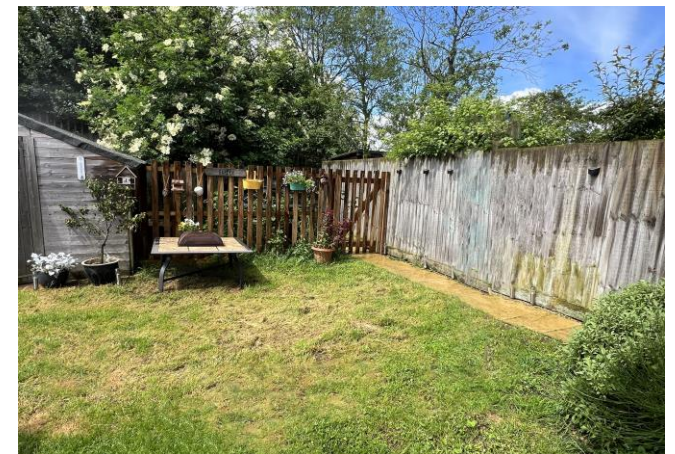
- Mains water, oil-fired heating, drainage and electricity.
- Council Tax Band C – Mid-Suffolk - £1877 pa
- Ofcom states ultrafast broadband is available
- Ofcom state mobile phone signal is available
- EPC rating C
- The property is currently tenanted at £1,200 pcm, and they would be happy to remain in the property, if a purchaser is looking for an investment

Location

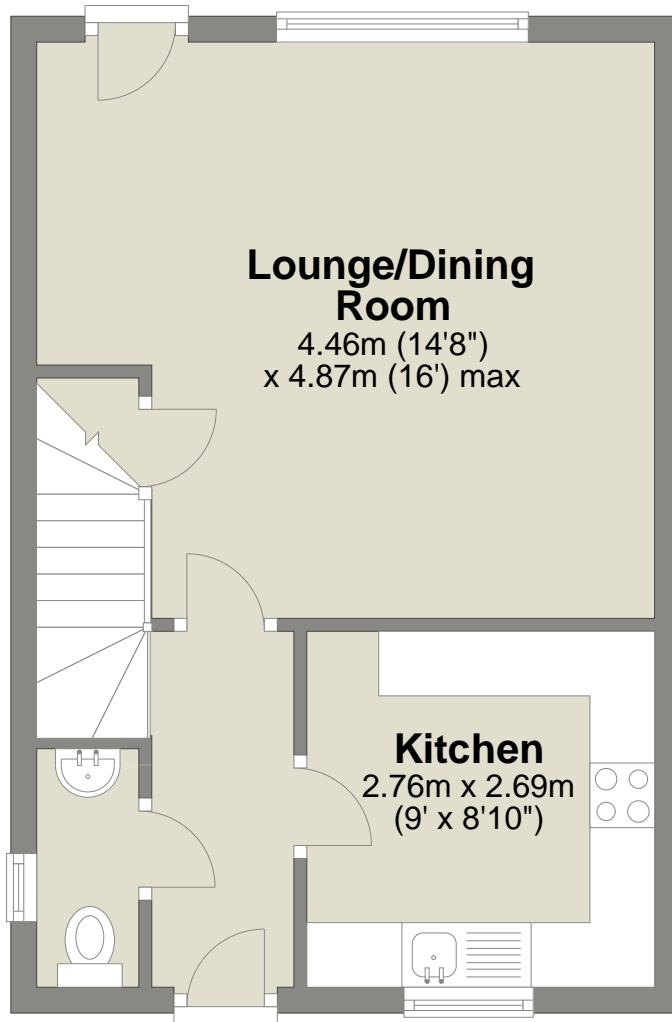
Walsham-Le-Willows is one of the prettiest villages in the Mid-Suffolk area, and has a selection of shops, primary school, public houses, and a fine church. It is equidistant from Bury St Edmunds and Stowmarket which have excellent British Rail Services to Liverpool Street (80 minutes).

Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay.

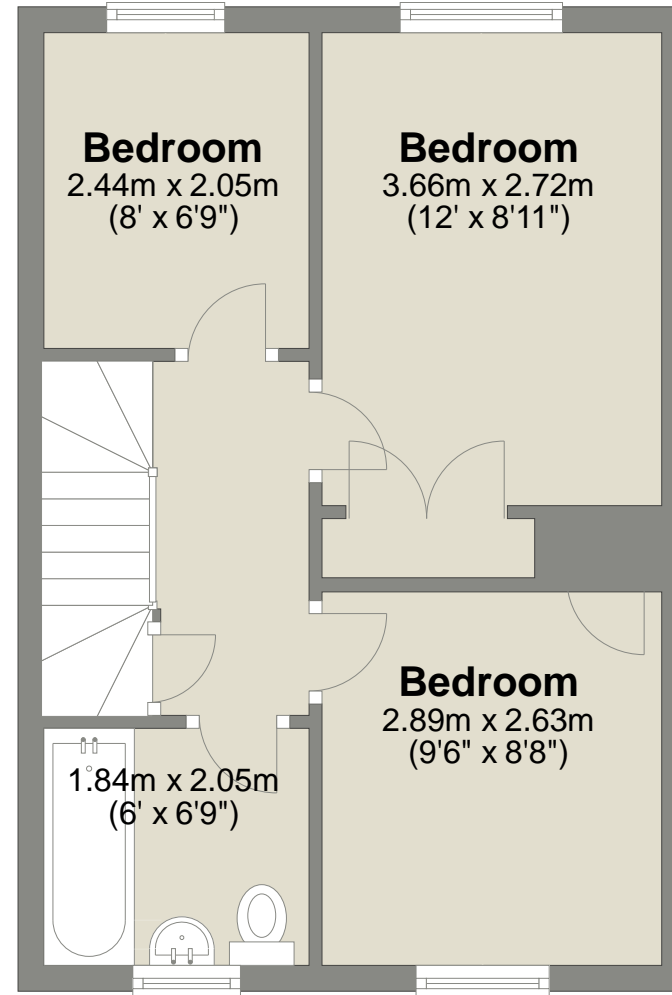
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Ground Floor



First Floor



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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