

# Bedfords

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Bury St Edmunds

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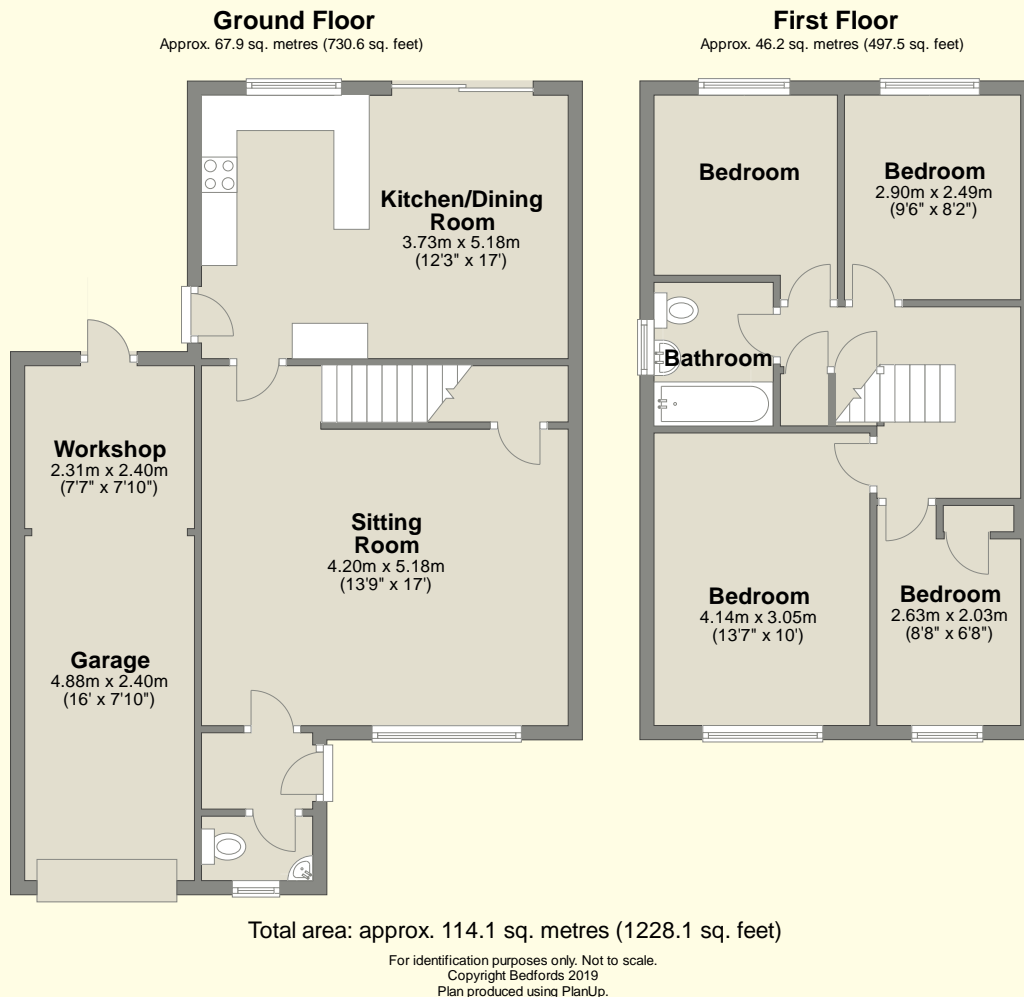
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5 Victory Close, Bury St Edmunds, Suffolk, IP33 2DB

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## Semi-detached four-bedroom home in need of modernisation with no upward chain.

This property, which is in need of modernisation, is brought to the market with no upward chain.

The accommodation, which is arranged over two floors, comprises lobby with adjacent cloakroom with WC and hand basin, large sitting room overlooking the front garden, with staircase leading to first-floor with cupboard below, rear kitchen/diner with integrated double-oven, gas-hob with hood above and space and plumbing for washing machine and dishwasher, with French doors to rear garden, and side door also with access to garden and adjacent attached garage.

Whilst on the first-floor can be found four bedrooms and a family bathroom which is extensively tiled with a white suite of WC, pedestal basin and bath.

### Outside

The property has its own drive with parking to the front of the attached single garage, and the front garden is laid to lawn, whilst to the rear of the property is a good-size garden predominantly lawned with borders, all enjoyed from a terrace across the rear.

### GENERAL INFORMATION

- Mains water, drainage and electricity. Gas-fired heating
- Council Tax – Wes Suffolk – Band C - £1,855
- Ofcom states Ultrafast broadband is available
- Ofcom states mobile signal is available
- EPC – D rating
- No onward chain
- What3words: breached.comet.parties



**Guide price: £295,000**

#### IMPORTANT NOTICE:

These particulars have been prepared in all good faith; measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase. **Viewing** is strictly by appointment: Tel: **(01284) 769999**. **www.bedfords.co.uk** 15 Guildhall Street, Bury St Edmunds, Suffolk IP33 1QD.

#### FIXTURES AND FITTINGS:

Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation.

