



CONWAY ROAD BURY ST. EDMUNDS, IP32 6HE

£265,000
FREEHOLD

Situated on the outskirts of the historic market town of Bury St Edmunds, this spacious three-bedroom semi-detached home offers comfortable and versatile living throughout. The property features two good sized reception rooms, ideal for family life, entertaining, or working from home. Outside, the low maintenance garden provides a private retreat with a patio area and a charming summer house, perfect for relaxing or enjoying time with friends and family. Additional benefits include a garage and off-road parking, offering convenience and practicality. With easy access to the town's wide range of shops, schools and transport links, this well-located home is ideal for those seeking space, comfort and excellent connectivity.

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CONWAY ROAD

- Spacious 3 Bedroom Property
- Located Within The Popular Town Of Bury St Edmunds
- 2 Good Size Reception Rooms
- Electric Heating
- Garage and Parking
- Enclosed Rear Garden
- Large Summer House With Electric
- Over Looking Green Area
- Air Conditioning
- Take A Look Inside With Our Virtual Tour



Entrance Hall

Welcoming entrance hall with cupboard housing the electric meter. Stairs to first floor. Electric heater.

Sitting Room

Good size room with window to front. Hot and cold air conditioning unit.

Kitchen

Ample wall and base, cupboard and drawer units with worktops over and inset sink and drainer. It includes electric hob and oven, space for washing machine, slimline dish washer and fridge. window and door to rear garden.

Dining Room

Fire place and window to rear. Electric heater.

Landing

Airing cupboard and loft access. Electric heater

Bedroom 1

Large room with window to front and side. Hot and cold air conditioning unit.

Bedroom 2

Double room with window to rear. Electric heater.

Bedroom 3

Window to front. Electric heater.

Bathroom

Bath with shower over, pedestal sink and window to rear.

Cloakroom

WC and window to rear.

Outside

Front Garden

Mainly laid to lawn with path leading to front door. Parking to front of garage.

Rear Garden

Good size garden with low maintenance artificial grass and bricked paved seating area. Path leading to summer house. Pedestrian door to garage.

Summer House

Spacious summer house with electric. 2 double glazed windows front and double doors to garden.

Garage

Power and light. Up and over door.



CONWAY ROAD





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
1913.61 ft²



Ground Floor Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	44	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: E Council Tax Band: B

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 and potential buyers/tenants are advised to recheck the measurements

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