



29 EASTGATE HOUSE

BURY ST EDMUNDS, IP33 1YQ

£157,000
LEASEHOLD

This charming retirement bungalow, exclusively for those over 60, is located in a peaceful location while remaining conveniently close to the town centre. Offered chain-free, it features a modern kitchen and shower room, as well as access to beautifully maintained communal gardens. The property boasts two spacious bedrooms, a generously sized living room, and plenty of natural light through double-glazed windows.

On-site parking is available and multiple rooms are equipped with a pull cord that connects to either the on-site manager or a 24-hour support service for assistance if needed. Rarely on the market, this desirable bungalow is ideally situated near the picturesque Abbey Gardens and is sure to attract interest.

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29 EASTGATE HOUSE

- Chain Free 2 Bedroom Retirement Bungalow
- Close To Town Centre
- Modern Kitchen and Shower Room
- Electric Heating
- Exclusively For The Over 60's
- Well Maintained Communal Gardens
- Good Bedroom Sizes
- Generous Size Sitting Room
- Close To The Abbey Gardens
- Step Inside With Our 3D Tour, Call To View



Hallway

Loft access and storage heater.

Sitting Room

Spacious room with window to front and storage heaters.

Kitchen

Modern matching wall and base cupboard and drawer units with ample work top over. Inset sink and drainer, induction hob, built in eye level double oven. Space for a fridge freezer and washing machine. Window to rear.

Bedroom 1

Double room with fitted wardrobes, window to front and storage heater.

Bedroom 2

Spacious second room with fitted wardrobe, window to rear and storage heaters

Bathroom

Suite with WC, vanity sink unit and shower cubicle with electric shower over. Window to rear, storage heater.

Outside

Front Garden

Enclosed wrap around communal garden laid mostly to lawn with well maintained established flower and shrub borders.

Rear Garden

Laid mostly to lawn with a pathway, surrounded by mature shrubs and hedges offering privacy and a lovely space to enjoy.

Agent's Note

This is a leasehold property with 59 years remaining.

The ground rent is £60 per annum
Service charge is £237 per month which includes the following:

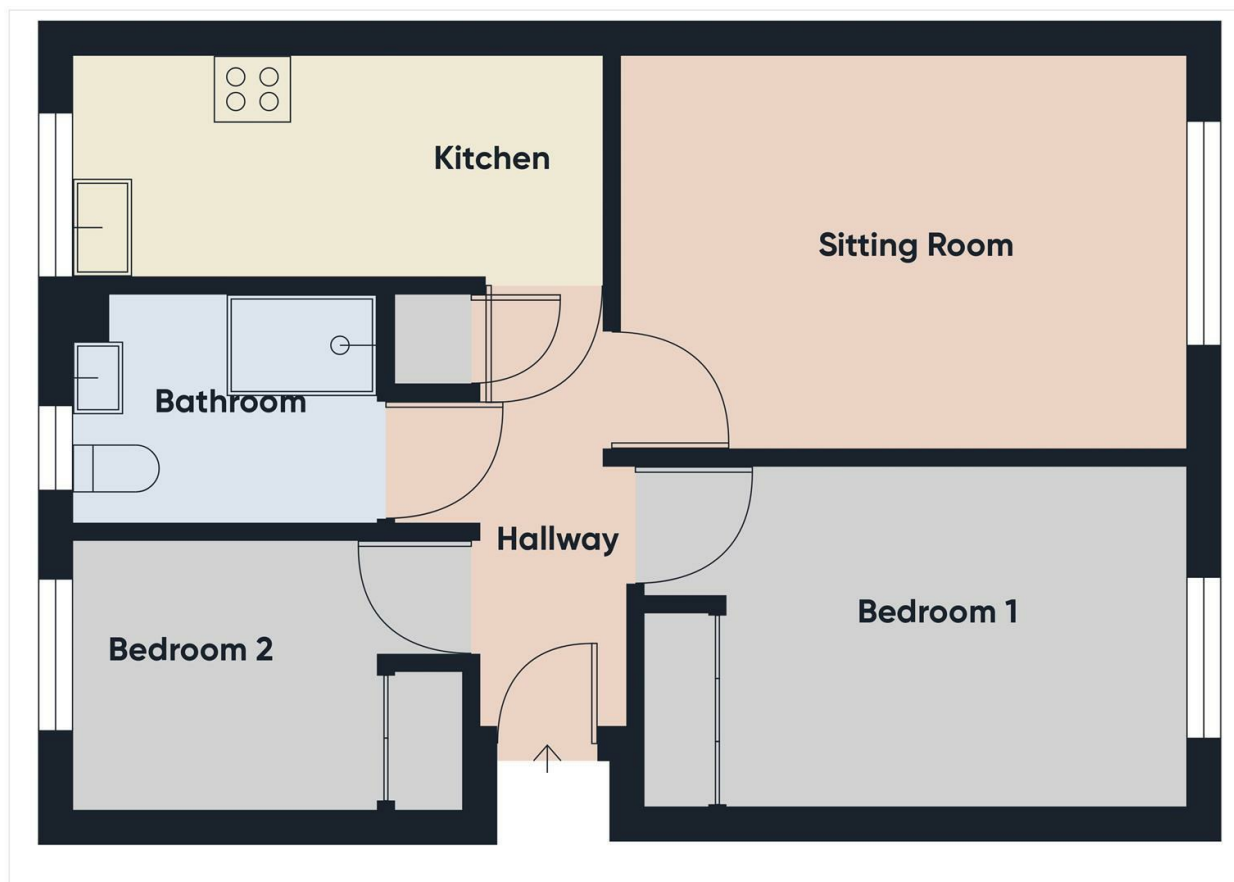
Buildings insurance and all external property work and public areas are maintained by Sanctuary Housing.

The property sale price is realistic so that a prospective purchaser can extend the lease if so desired.

Emergency pull cords in multiple rooms. House manager on site.

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

EPC Rating: 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

allhomes
28 Thurston Granary, Thurston
Bury St Edmunds
Suffolk
IP33 3QU

01359 234444
mail@allhomes.uk.com
allhomes.uk.com

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