



1 OSMUND WALK

BURY ST. EDMUNDS, IP33 3UU

£230,000
FREEHOLD

Beautifully presented, this two double bedroom semi-detached home is situated in the sought-after Horringer Court development, offering a peaceful and well-established setting. The property features a spacious sitting room and a contemporary kitchen, making it perfect for those seeking the convenience of town living. With the added benefits of a garage and a generously sized garden, this home is sure to impress. Don't miss the opportunity to view this inviting property and discover how it could be the perfect fit for you.

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- Popular West Side Of Bury St Edmunds • Chain Free • Good Size Sitting Room • Gas Fired Heating • Two Generous Size Double Bedrooms • Modern Kitchen • Garage • South Facing Rear Garden • Well Presented Throughout • Step Inside Today With Our 360 Virtual Tour!



Entrance Hallway

Stairs leading to first floor.

Kitchen

Fitted kitchen with range of base, wall and drawer units with worktops over and inset sink and drainer. Electric over with gas hob. Space for washing machine, fridge freezer and slim line dishwasher. Window to front. Radiator.

Sitting Room

Bright sitting room with French doors leading to patio area in the rear garden. Radiator.

Bathroom

Bath with hand held shower over, wash hand basin and WC. Window to front. Radiator.

Landing

Loft access.

Bedroom 1

Large double bedroom with window to front. Radiator.

Bedroom 2

Large double bedroom with built in cupboard with window to front. Radiator.

Outside

Front Garden

Low maintenance front garden with shingle and pathway to side gate.

Rear Garden

Good size enclosed rear garden with two sheds, lawn and patio area. Path leading to garage block.

En Block Garage

Up and over door.

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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

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