

Bedfords

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Bury St Edmunds

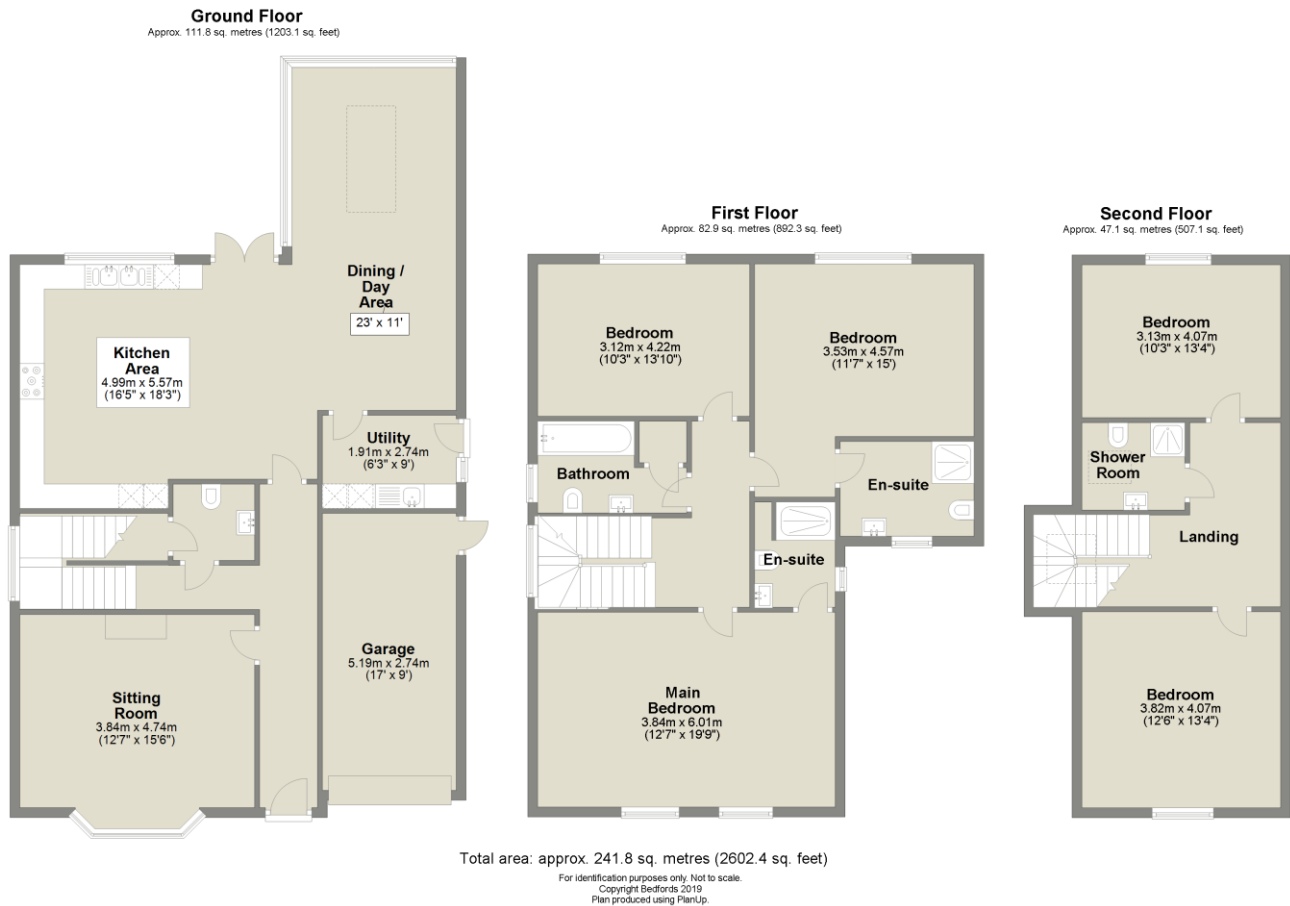
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Fitzgerald House
6a Northgate Avenue
Bury St Edmunds
IP32 6BB



We are pleased to offer this exciting opportunity to influence the finishes of this new property currently under construction and nearing completion.

The property is currently at the stage of being decorated, with the following choices still available:

- Kitchen - which has currently been designed can still be bespoke with regard to style, colour, work surfaces, appliances, etc., as can the utility.
- Sanitaryware and tiling.

The property itself has been designed with low running costs, with this in mind, it has underfloor heating to all three floors via air source heat pump as well as a mechanical air recovery system, with modern fully double-glazed windows and doors.

Outside the property will have its own driveway with parking for multiple vehicles and access to the integral garage. To the rear of the property is a large terrace overlooking seeded fully enclosed garden.

Services Mains electricity, water and drainage.

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.

Agent's Note – Building materials have been removed from photographs – Kitchen photo is a CGI image – for illustrative purposes only.



Guide: £895,000 FREEHOLD

- EPC rating -TBC
- Ofcom states Ultrafast broadband
- Mobile signal available
- No Council tax set yet

