

MARSHALL
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ESTATE AGENTS



31 South Street
Risby Bury St. Edmunds, IP28 6QU
Guide Price £325,000



We have great pleasure in offering for sale this three bedroom family sized home which offers stunning views over fields to the rear and is located in the sought after village of Risby. The property has accommodation set over two floors with the ground floor offering Entrance Hall, spacious Sitting Room, Lean to off the Sitting Room, Dining Room, Kitchen, Ground Floor Shower Room and Utility Room with door to the Integral Garage. On the first floor there are Three Bedrooms and a large Attic Room. The property sits on a great size plot with good frontage and large driveway providing ample off road parking as well as the Garage. The large rear garden borders open countryside giving rural feel. We strongly recommend viewing as soon as possible to fully appreciate the location and the accommodation this property has to offer.

- Entrance Hall
- Shower Room 5'10" x 5'5"
- Sitting Room 13'7" x 13'1"
- Dining Room 11'0" x 9'10"
- Kitchen 10'8" x 6'7"
- Utility 8'3" x 7'9"
- Landing
- Bedroom 1 13'3" x 9'7"
- Bedroom 2 13'2" x 8'1"
- Bedroom 3 9'11" x 6'10"
- Attic Room 10'1" x 7'7"

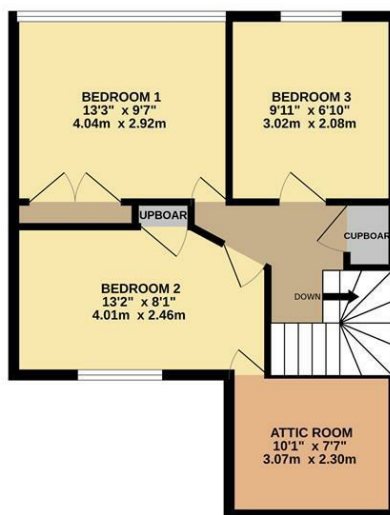
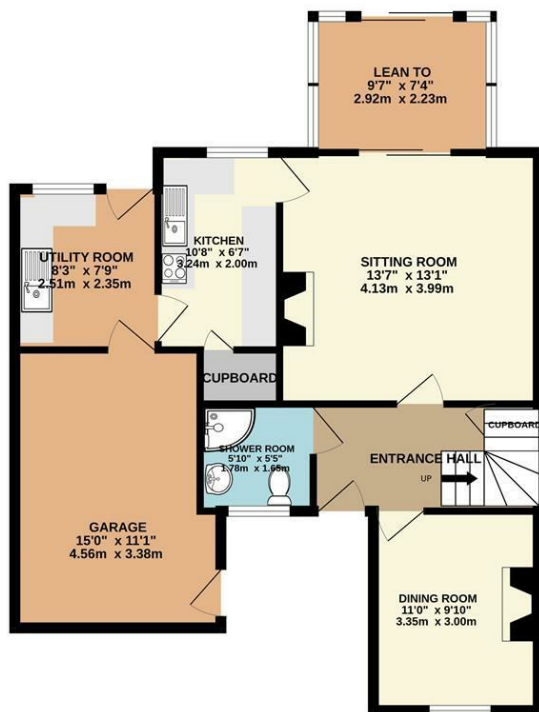
- SEMI DETACHED FAMILY HOME
- WITH COUNTRYSIDE VIEWS TO THE REAR OVER OPEN FIELDS
- SPACIOUS ACCOMMODATION
- TWO RECEPTION ROOMS
- KITCHEN, UTILITY, SHOWER ROOM
- THREE BEDROOMS & LARGE ATTIC ROOM
- INTEGRAL GARAGE & AMPLE PARKING
- GOOD SIZE PLOT
- OIL FIRED CENTRAL HEATING





GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Risby:

Risby is an attractive village conveniently situated about four and a half miles to the west of Bury St. Edmunds with good access to the A14 Ipswich to Cambridge dual carriageway with fast road access to the East Coast, the Midlands and London via the M11. Newmarket is about 9 miles away to the west and, like Bury St. Edmunds, has a good range of shopping, schooling and leisure amenities as well as a railway station. The village amenities include a primary school and pre-school, a well-supported village hall which offers a variety of activities and classes, a playing field with play equipment and adult gym equipment on it and a multi use games area (MUGA). There is also a pub called the Crown and Castle, Lizzie's cafe, the Risby Barn shopping area and a farm shop along Newmarket Road.

Local Authority & Council Tax Band:

West Suffolk District Council. Council Tax Band C

Tenure:

For sale FREEHOLD with vacant possession upon completion.

Services:

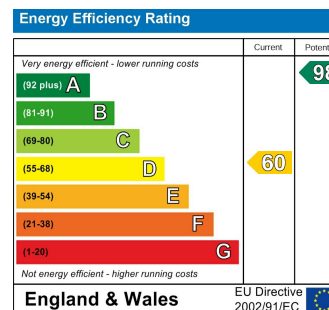
Mains services are connected including water, electricity and drainage. Oil Fired Central Heating

Viewings:

By appointment with the Sole agents Marshall Buck Ltd.

Anti-Money Laundering Regulations

We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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