



43 Clay Road, Bury St. Edmunds

Minors & Brady



43 Clay Road

Bury St. Edmunds

This well-presented two-bedroom home offers a comfortable and practical layout, with a modernised kitchen and an enclosed rear garden providing useful outdoor space. With two double bedrooms, a spacious living room and allocated parking for two vehicles, the property is well suited to a range of buyers.

Whether you are looking for your first home or considering an investment opportunity, this is an appealing option offering a good balance of living space, outdoor space and everyday convenience.



43 Clay Road

Bury St. Edmunds

- Well presented two bedroom home offering comfortable and practical accommodation in Bury St Edmunds
- Excellent opportunity for first time buyers looking to get onto the property ladder or investors seeking a property with rental potential
- Spacious living room providing a welcoming main reception space, with plenty of room for relaxing and entertaining
- Modernised kitchen fitted with contemporary units and practical work surfaces, creating a stylish and functional space for everyday cooking
- Two well proportioned double bedrooms offering comfortable accommodation for residents, guests or those requiring a home working space
- First floor family bathroom fitted with a bath, wash basin and WC, conveniently positioned alongside the bedrooms
- Well presented throughout, allowing buyers to move in and enjoy the property while making it their own over time
- Enclosed rear garden providing a private outdoor space for relaxing, gardening and entertaining
- Two allocated parking spaces offering valuable off road parking and added convenience



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43 Clay Road

Bury St. Edmunds

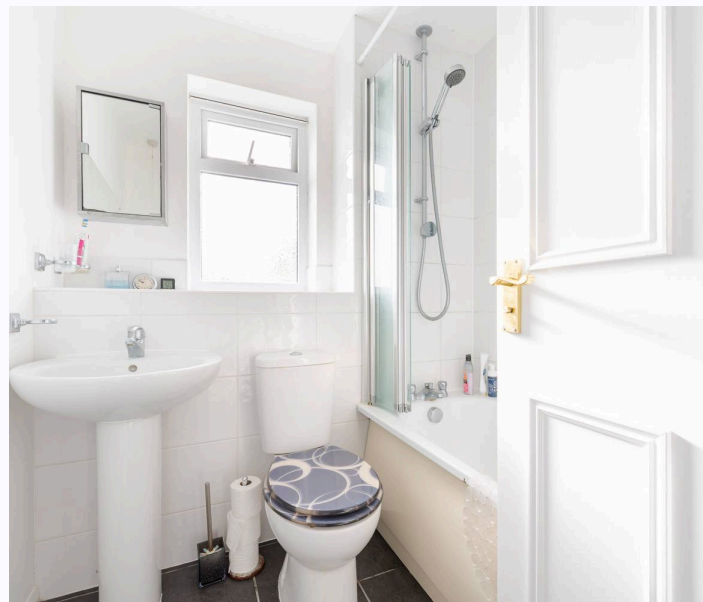
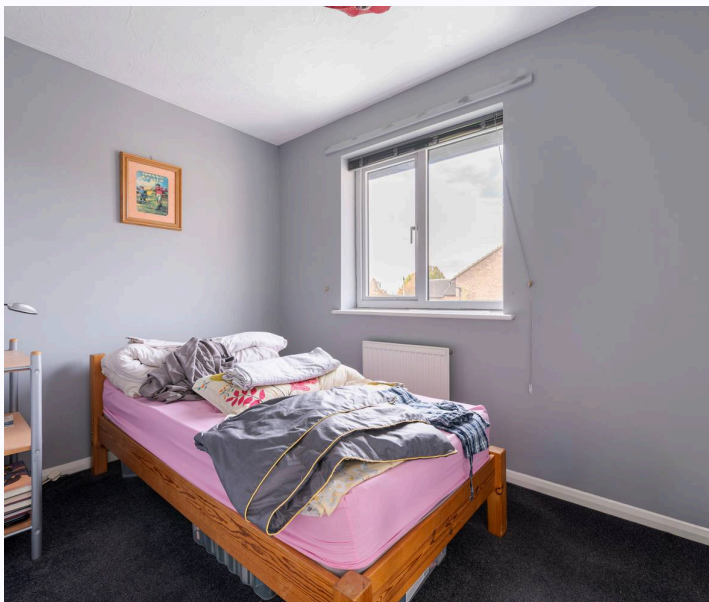
Location

Situated within an established residential area of Bury St Edmunds, Clay Road offers convenient access to everyday amenities and local services. The nearby St Olaves Precinct provides a selection of convenience shops and takeaway options, while larger supermarkets, additional shopping facilities, and healthcare services can be found across the town. Local bus stops are within easy reach, and Bury St Edmunds railway station provides connections to Cambridge, Ipswich, and beyond.

The town centre is also accessible, offering a varied selection of independent shops, cafés, restaurants, and leisure facilities, alongside historic landmarks including the Abbey Gardens and the cathedral ruins of St Edmundsbury. With nearby schools, green spaces, and useful transport links, the location combines everyday practicality with convenient access to the character and amenities of this historic Suffolk market town.

Clay Road

The property opens into the spacious living room, which provides a welcoming main reception area with plenty of room for seating and everyday furniture. The open feel creates a comfortable setting for relaxing, spending time with family or entertaining guests, with the staircase leading to the first floor.



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The modernised kitchen is fitted with contemporary units and practical work surfaces, creating a stylish and functional space for everyday cooking. There is useful storage and workspace, while the layout makes good use of the available room.

Upstairs, there are two well proportioned double bedrooms, providing comfortable accommodation for residents and guests. Both rooms offer flexibility to suit individual needs, whether for sleeping, additional storage or home working. The first floor is completed by the family bathroom, fitted with a bath, wash basin and WC.

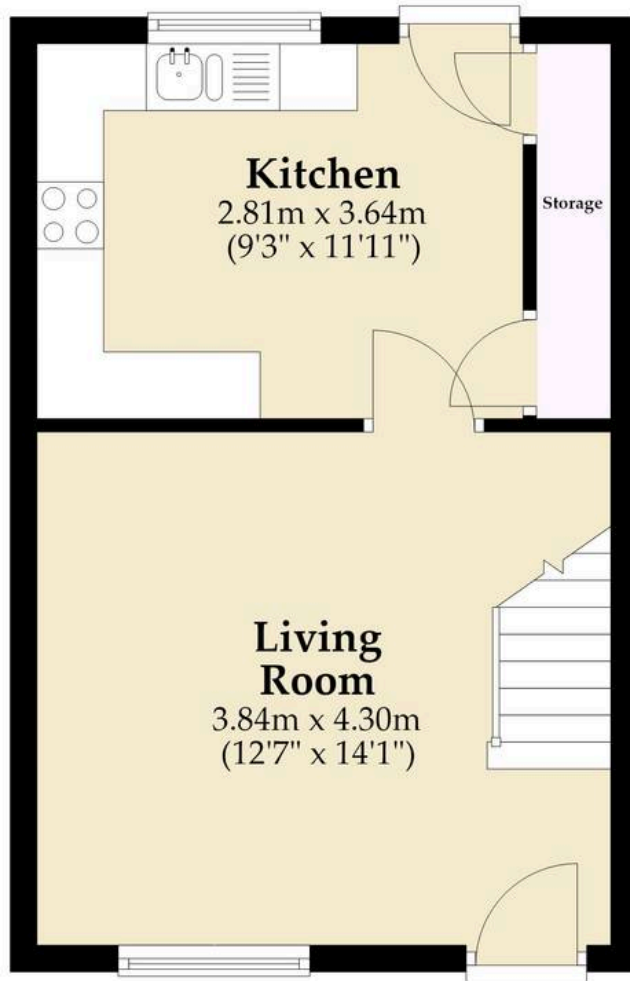
Outside, the enclosed rear garden provides a private area to enjoy, with space for outdoor seating, gardening and entertaining during the warmer months. The property also benefits from two allocated parking spaces, offering valuable off road parking.



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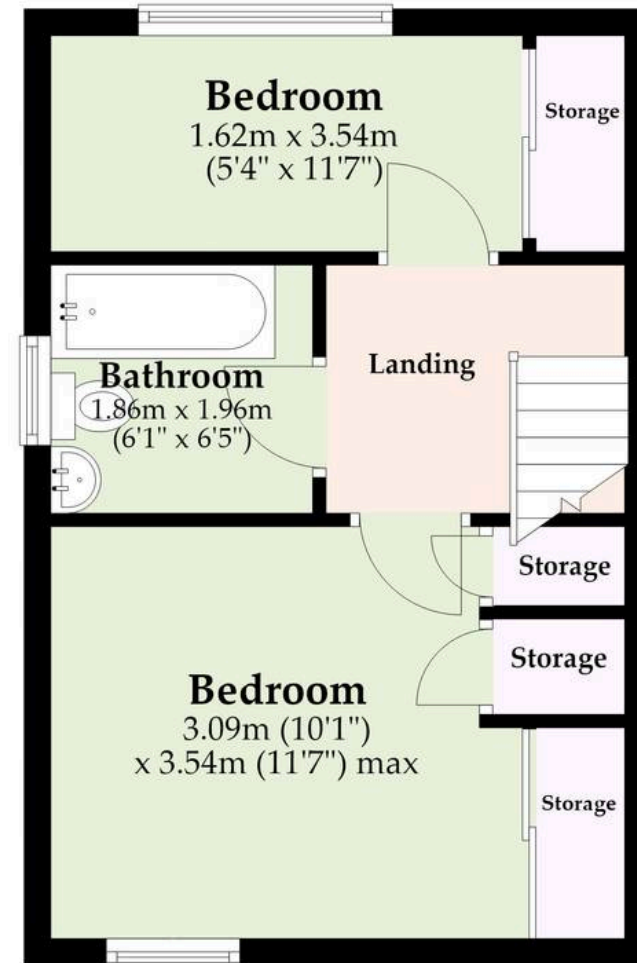
Ground Floor

Approx. 29.0 sq. metres (312.5 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.0 sq. feet)



Total area: approx. 58.1 sq. metres (625.5 sq. feet)

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.

Plan produced using PlanUp.

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