



Kingfisher Road

Bury St. Edmunds

Guide Price £165,000

LACY SCOTT
& KNIGHT

est. 1869

12 Kingfisher Road

Bury St. Edmunds | Suffolk | IP32 7GA

Town Centre 3 miles, Cambridge 31 miles, Ipswich 25 miles

An ideal first-time buy or investment opportunity, this one-bedroom maisonette is set within the sought-after Moreton Hall development in Bury St. Edmunds, offering well-presented accommodation in a convenient location.

Ground Floor Entrance Hall | Stairs to First Floor | Sitting Room
| Kitchen | Bedroom | Bathroom | Carport

12 Kingfisher Road

A detached maisonette situated in the highly sought-after Moreton Hall area of Bury St Edmunds, offering an excellent opportunity for first-time buyers or investors alike. With scope for modernisation and personalisation, this property presents great potential to add value.

The accommodation comprises an entrance hall with stairs leading to the first floor where you'll find a bright open-plan sitting room, a fitted kitchen, a bathroom and a well-proportioned double bedroom.

Conveniently located close to local amenities, schools, and transport links, this property combines a desirable location with exciting potential, making it an attractive purchase for those looking to create a home tailored to their own style or expand their investment portfolio.

Outside

Beneath the maisonette is a useful private storage cupboard, which houses the gas-fired boiler, along with an allocated



undercover parking space, providing both practical storage and convenient off-road parking.

Location

12 Kingfisher Road is situated within easy reach of the town centre and the excellent range of shopping, recreational and cultural facilities that the historic Bury St. Edmunds has to offer. Bury St. Edmunds is a picturesque market town with a variety of venues for socialising, shopping and relaxing making it a great place to live, work, visit and study.

Property Information

Services: Mains electricity, water and drainage. Gas fired central heating.

Local Authority: West Suffolk Council. Council Tax Band A.

Tenure: Leasehold.

Lease Term: 999 years from 1st January 2002. (A copy of the Lease is available).

Broadband: Ultrafast predicted highest download speed 5500 Mbps and highest upload speed 5500 Mbps (Information taken from Ofcom website).

Mobile Coverage: Good outdoor. (Information taken from Ofcom website).

Directions

From Bury St. Edmunds proceed towards Thurston along Mount Road. After approximately 500 metres turn left into Bradbrook Close and then immediately right into Kingfisher Road. Continue along Kingfisher Road where number 12 will be found on your right left hand side.



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices

Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

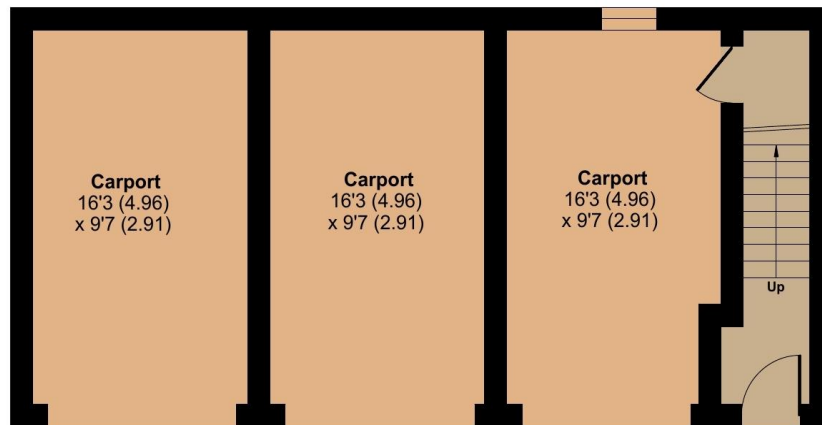
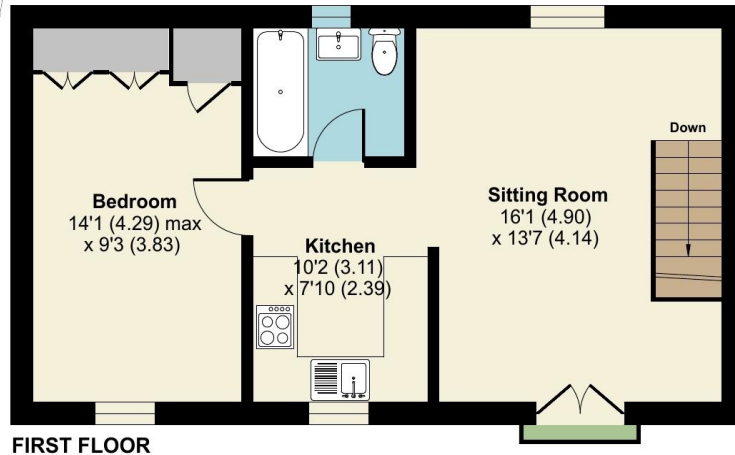
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- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and they charge a fee for this service. We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £20.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Landmark, and is non-refundable.

Kingfisher Road, Bury St. Edmunds, IP32

Approximate Area = 549 sq ft / 51 sq m (excludes carports)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lacy Scott & Knight. REF: 1494601



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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