



Sergeants Walk, Bury St. Edmunds, Suffolk, IP33 1TP

MARK · EWIN
BURY ST EDMUNDS

Sergeants Walk,
Bury St. Edmunds,
Suffolk, IP33 1TP

Located within the town centre just off the vibrant St Johns Street and its offering of independent shops is this two-bedroom terraced property.

The location not only offers easy access into the Town Centre but also to the Bus and Railway Stations.

The property offers accommodation, on the ground floor, of sitting room and kitchen breakfast room with French doors opening out onto the rear courtyard garden.

The first floor offers two bedrooms and a bathroom.

Outside, courtyard garden.



Directions

From the town centre head along St John's Street, Sergeants Walk will be found on your left hand side opposite the library.

Location

The historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stanstead Airport via the A11/M11. There are also good rail links.

Accommodation:

Sitting Room 16' 5" x 11' 7" (5.00m x 3.53m)

Kitchen Breakfast Room 9' 7" x 11' 7" (2.92m x 3.52m)

First Floor Landing

Bedroom One 9' 7" x 11' 7" (2.93m x 3.54m)

Bedroom Two 7' 8" x 11' 7" (2.33m x 3.54m)

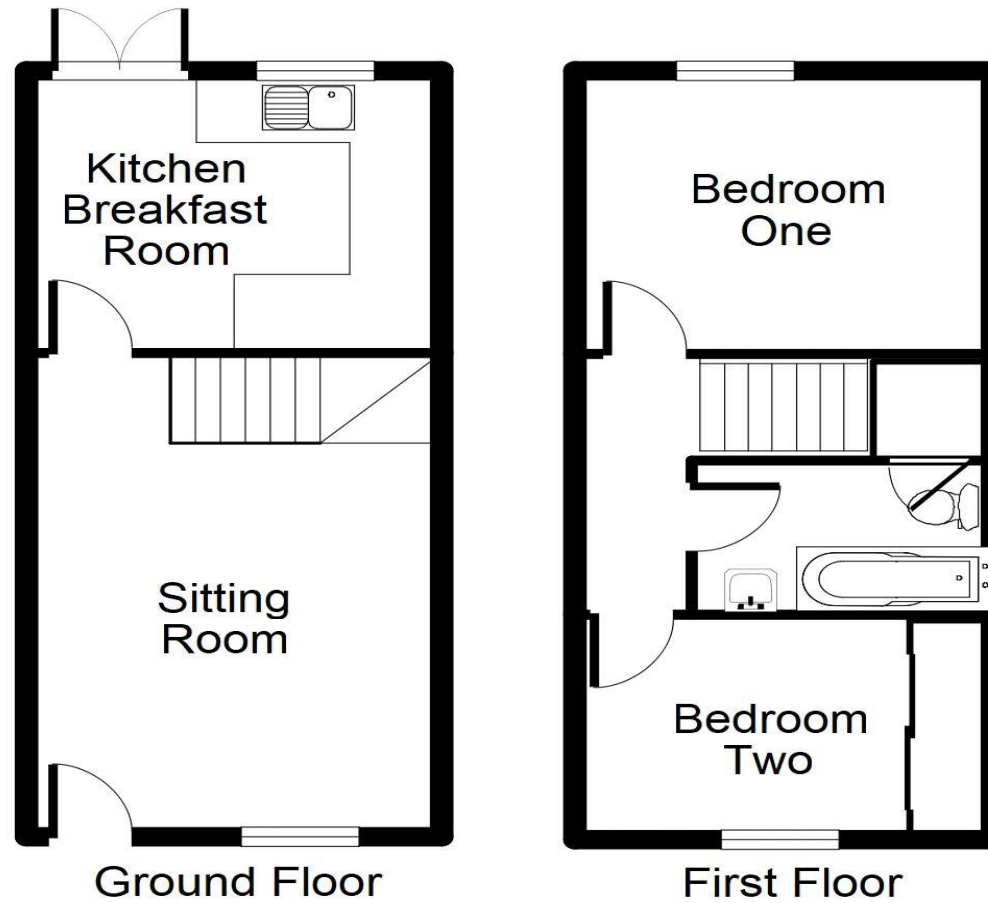
Bathroom 4' 11" x 8' 4" (1.51m x 2.53m)

Outside

Courtyard Garden



Offers Over £210,000
Freehold



For identification only - Not to scale
(c) Visual Floor Planner

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

www.markewin.co.uk

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

