



Banks Walk, Bury St. Edmunds, Suffolk, IP33 2PA

MARK · EWIN
BURY ST EDMUNDS

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IP33 2PA

Presenting a fantastic opportunity with NO ONWARD CHAIN, this inviting Three-Bedroom terraced house is situated on the sought-after Nowton Estate on the vibrant South side of Bury St Edmunds.

The property offers a perfect blend of modern comfort and family-friendly spaces. The downstairs features well-appointed family accommodation, comprising a spacious sitting/dining room, a well-equipped kitchen, and a convenient cloakroom.

Ascending to the first floor, you will discover three thoughtfully designed bedrooms and a family bathroom completes the upstairs layout.

Outside, the property boasts a charming rear garden, predominantly laid to lawn and is also complemented by a brick-built shed at the bottom of the garden, providing additional storage space.

Additional Information:

Tenure: Freehold

EPC Rating: D

Council Tax band: B £1,517.53 (Source West Suffolk)

Services: Mains electricity, drainage, gas and water. Heating: Gas fired central heating. (Please note the selling agent has not tested any of the services)



Directions

Leave Bury St Edmunds along Cullum Road and continue straight over the roundabout, following Nowton Road. Follow the road round to the right, turning into Mayfield Road. Take a right into Redwing Road where Banks Walk can be found.

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 / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

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Accommodation:

Hallway 14' 1" x 6' 0" (4.30m x 1.83m)

(reducing to a width of 2.98m) Sitting/Dining Room 23' 11" x 11' 8" (7.30m x 3.56m)

Kitchen 9' 7" x 7' 10" (2.92m x 2.38m)

Cloakroom 6' 9" x 2' 4" (2.07m x 0.71m)

Landing 8' 7" x 7' 8" (2.62m x 2.34m)

Bedroom One 12' 5" x 10' 3" (3.78m x 3.12m)

Bedroom Two 11' 5" x 9' 9" (3.49m x 2.96m)

Bedroom Three 8' 5" x 8' 3" (2.57m x 2.51m)

Bathroom 7' 9" x 4' 5" (2.36m x 1.35m)

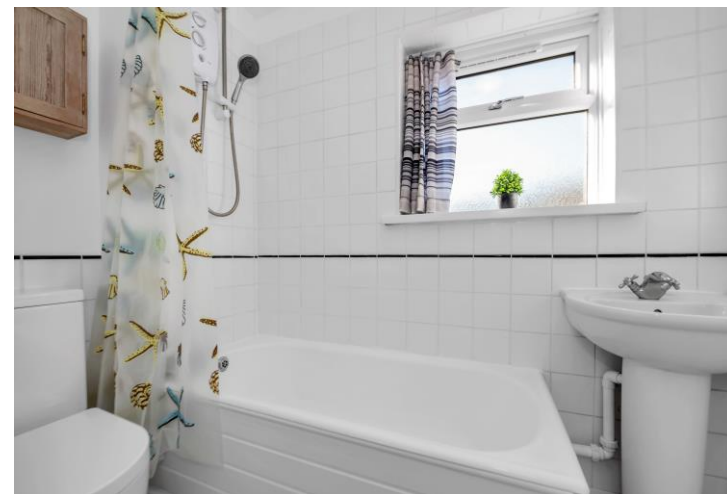
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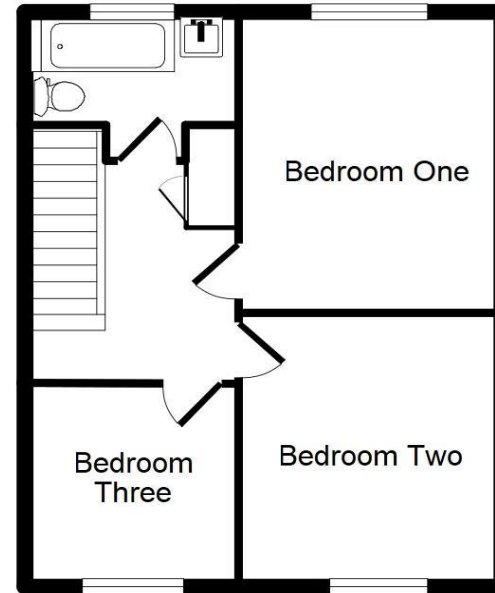
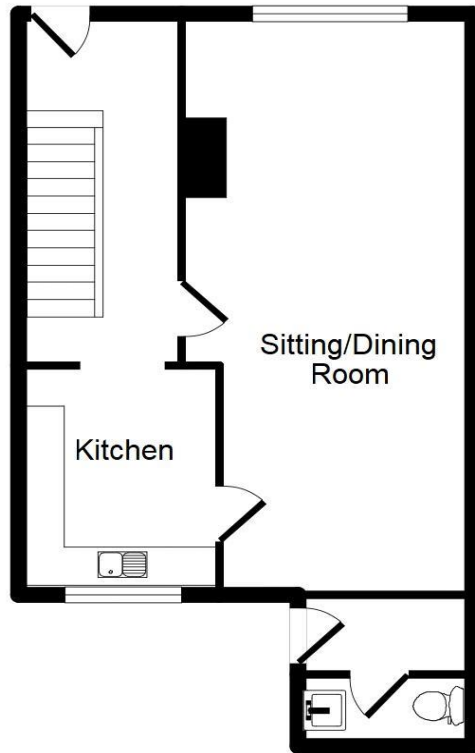
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Offers Over £240,000
Freehold





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.

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