



Heath Close, Hessett, Bury St. Edmunds, Suffolk, IP30 9BL

MARK · EWIN
BURY ST EDMUNDS

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Edmunds, Suffolk, IP30 9BL

Located in the village of Hessett is this three bedroom semi detached house with a delightful outlook to the rear over fields and NO ONWARD CHAIN.

On the ground floor, the property boasts two sitting rooms, one benefiting from a wood-burner, a dining room, kitchen, cloakroom and study.

Moving to the first floor, the accommodation comprises of three bedrooms and a family bathroom.

Outside, the property offers a driveway leading to the garage and the remainder of the front is laid to shingle. The rear offers delightful field views, the garden is mainly laid to lawn and is enclosed by fencing.

Additional information:

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

Services: Mains electric, drainage, and water.

Heating via oil fired central heating. Please note none of the services have been tested by the selling agent.



Directions

Heading east along the A14 towards Stowmarket leave at junction 46 turn right into Thurston Road, travel through the village of Beyton and continue into Hessett, turn right into Heath Road and then left onto Heath Close where the property will be found on the left hand side.

Location

Hessett is located approximately 7 miles to the east of Bury St. Edmunds. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

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Accommodation:

Sitting Room 13' 8" x 16' 10" (4.17m x 5.12m)

Kitchen 10' 8" x 9' 8" (3.25m x 2.95m)

Dining Room 10' 5" x 9' 2" (3.17m x 2.80m)

Second Sitting Room 11' 0" x 10' 1" (3.35m x 3.08m)

Study 8' 8" x 6' 9" (2.63m x 2.06m)

Cloakroom 4' 10" x 3' 6" (1.48m x 1.07m)

Bedroom 12' 3" x 10' 5" (3.74m x 3.18m)

Bedroom 12' 4" x 10' 5" (3.75m x 3.18m)

Bedroom 13' 3" x 8' 2" (4.05m x 2.49m)

Bathroom 6' 8" x 6' 2" (2.02m x 1.87m)

Additional Information:

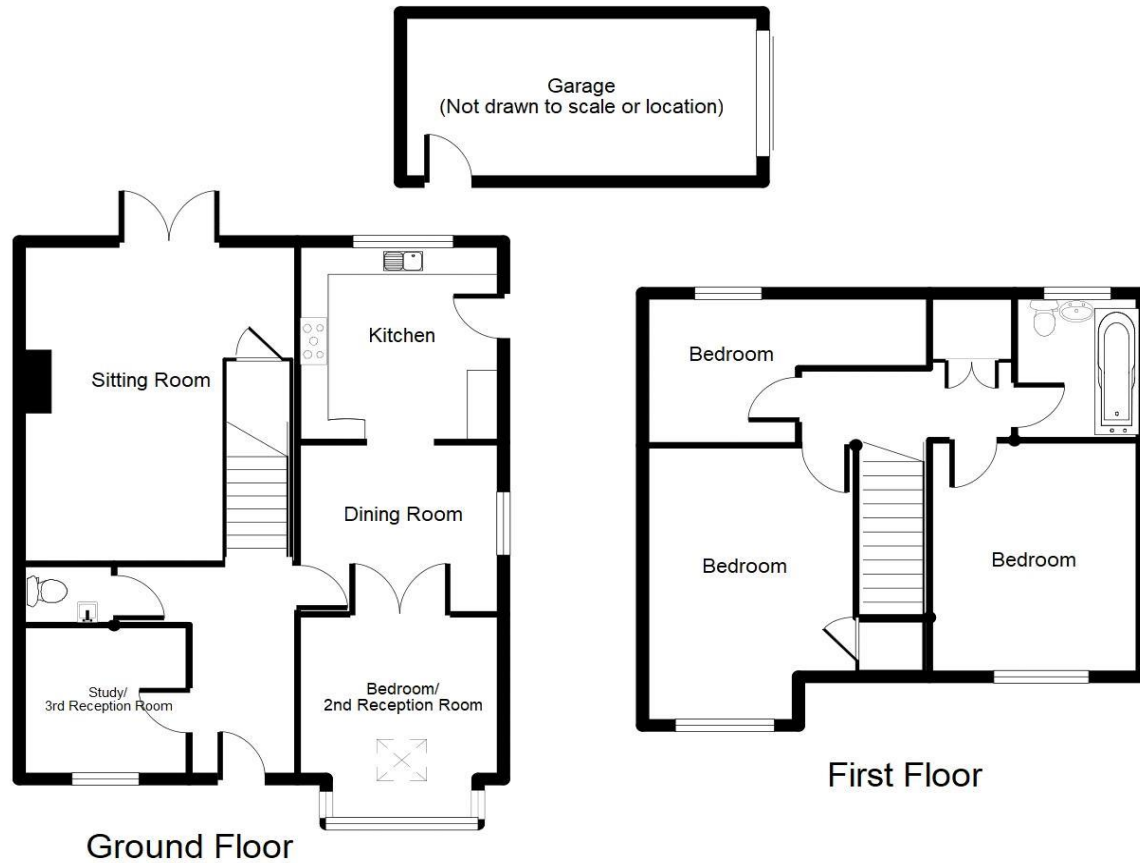
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**Offers in Excess of £325,000
Freehold**





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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