



19 Grosvenor Gardens, Bury St. Edmunds, Suffolk, IP33 2JS

**MARK · EWIN**  
BURY ST EDMUNDS



## 19 Grosvenor Gardens, Bury St. Edmunds, Suffolk, IP33 2JS

Link detached four-bedroom family house located on the west side of town. The property offers versatile accommodation with delightful and private gardens.

On the ground floor there is an entrance porch into the hallway, kitchen, separate dining room, sitting room, garden room and a downstairs shower room.

On the first floor there are four bedrooms and a family bathroom.

Alongside the property is a garage and driveway which offers parking for several cars.

The rear garden is laid mainly to lawn with a selection of mature shrubs and trees.

### Agents Note:

Services: Mains Electricity, Drainage, Gas and Water

EPC: TBC

Council Tax Band: E

(Please note that none of these services have been tested by the selling agent.)



### Directions

Heading from Bury St Edmunds town centre towards Out Westgate Street. When you reach the traffic lights on Out Westgate Street turn left onto Vinery Road following this road until you see a right turning onto Grosvenor Gardens. The property can be found at the end of the cul-de-sac on the left hand side.

### 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.

**Accommodation:**

Entrance Porch 4' 4" x 8' 8" (1.31m x 2.64m)

Hallway 14' 2" x 6' 3" (4.32m x 1.90m)

Kitchen 8' 10" x 11' 11" (2.69m x 3.62m)

Sitting Room 19' 10" x 11' 11" (6.05m x 3.64m)

Garden Room 10' 11" x 13' 1" (3.34m x 4.00m)

Dining Room 10' 0" x 10' 7" (3.04m x 3.23m)

Shower Room 5' 6" x 6' 1" (1.68m x 1.85m)

First Floor Landing

Bedroom One 7' 6" x 11' 11" (2.28m x 3.62m)

Bedroom Two 10' 9" x 11' 11" (3.27m x 3.63m)

Bedroom Three 8' 11" x 11' 11" (2.73m x 3.64m)

Bedroom Four 8' 11" x 9' 8" (2.73m x 2.94m)

Family Bathroom 5' 4" x 6' 2" (1.63m x 1.88m)

**Additional Information:**

Council Tax Band: E

EPC Rating:

Tenure: Freehold

**Offers over £425,000**





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](http://www.markewin.co.uk)

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

