



Barwick Avenue, Bury St. Edmunds, Suffolk, IP32 6TW

**MARK · EWIN**  
BURY ST EDMUNDS

Located on Marham Park is this four-bedroom, detached, town house style property arranged over three floors, the property benefits from an enclosed rear garden, double width drive offering off road parking for three vehicles and a detached garage.

The well-presented accommodation comprises of an entrance hall, cloakroom, sitting room and kitchen breakfast room. On the first floor, three bedrooms, one benefitting from an en-suite and a family bathroom. On the second floor the principal bedroom suite can be found with an en-suite shower room.

Outside, to the front of the property there is a double width driveway providing additional off road parking for three vehicles leading, to the detached garage, the garage having power and light. The rear garden, being mainly laid to lawn, offers a paved patio area and is enclosed by fencing.

Agents Note: Service charge applies for landscape and upkeep of communal areas for £184 per annum.

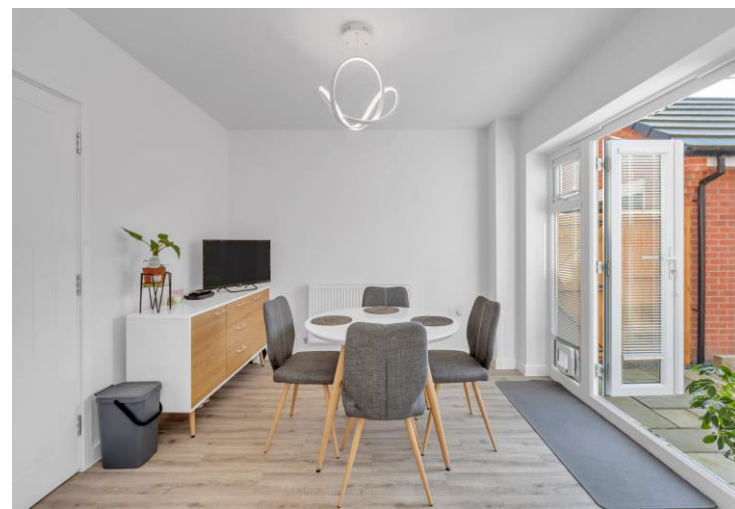
Additional information:

Tenure: Freehold

Council Tax Band: E - £1,734.32 (Source West Suffolk)

EPC Rating: B

Services: Mains electric, gas, drainage and water. Heating via gas fired central heating. (Please note none of the services have been tested by the selling agent.)



### Directions

Leave Bury St Edmunds via Mildenhall Road heading towards Fornham All Saints, turn left at the roundabout into Sandlands Drive and left into Barwick Avenue, continue down and the property will be found on your right.

### 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 Hall 15' 8" x 5' 1" (4.78m x 1.55m)

Cloakroom

Sitting Room 15' 8" x 10' 11" (4.78m x 3.34m)

Kitchen/Dining Room 10' 10" x 20' 0" (3.30m x 6.10m)

First Floor Landing 7' 3" x 6' 4" (2.21m x 1.93m)

Bedroom Two 10' 3" x 14' 5" (3.12m x 4.39m)

En-Suite 7' 10" x 7' 8" (2.39m x 2.34m)

Bedroom Three 10' 11" x 10' 10" (3.33m x 3.30m)

Bedroom Four/Study 7' 8" x 9' 2" (2.34m x 2.79m)

Family Bathroom 7' 3" x 9' 1" (2.21m x 2.77m)

Bedroom One 16' 6" x 11' 8" (5.03m x 3.56m)

Master En-Suite 5' 0" x 9' 2" (1.52m x 2.79m)

Garage

**Additional Information:**

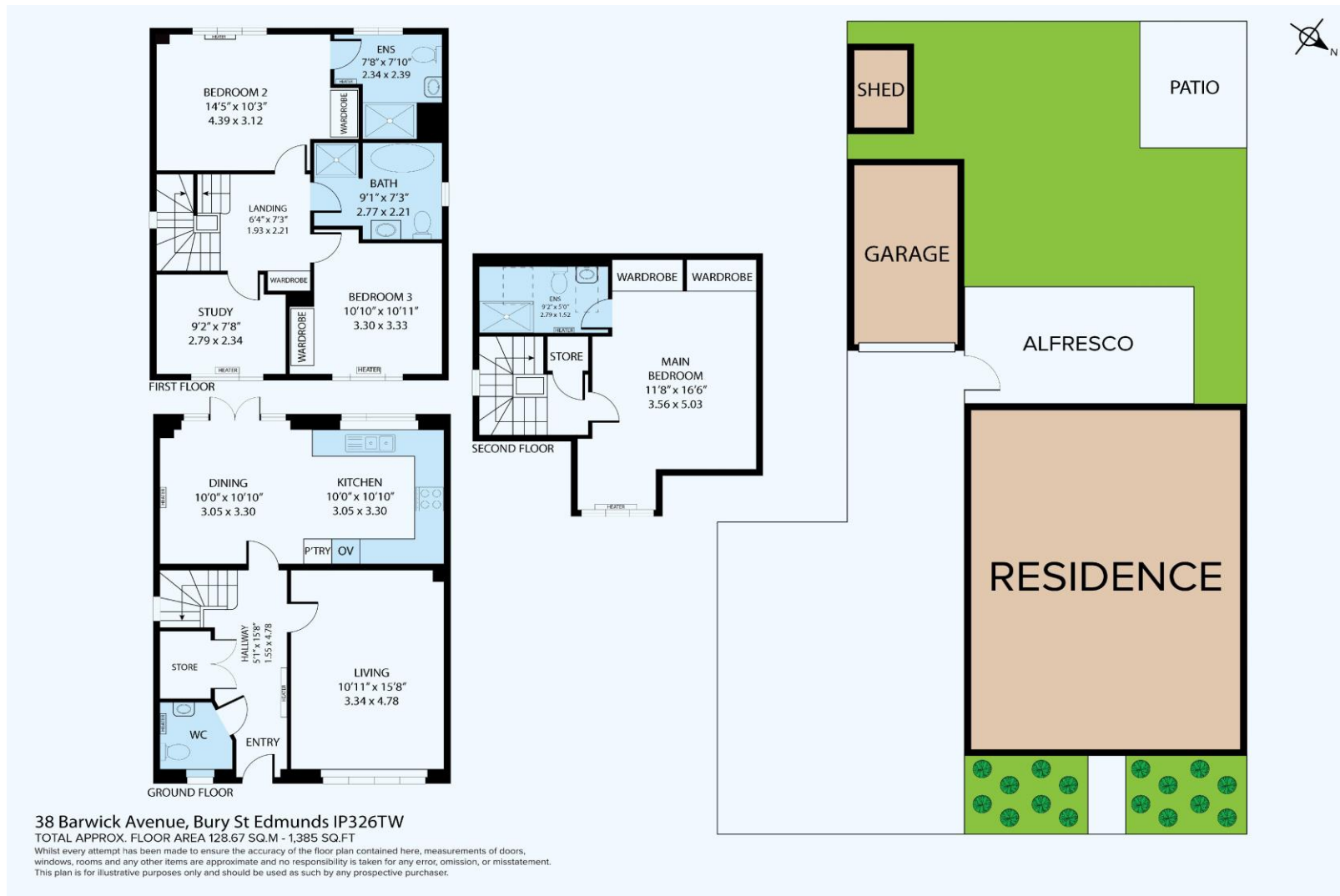
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**Guide Price £430,000**  
**Freehold**





**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)

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