



Bockhill Road, Bury St. Edmunds, Suffolk, IP33 3XD

MARK · EWIN
BURY ST EDMUNDS

30 Bockhill Road, Bury St. Edmunds,
Suffolk, IP33 3XD

Located to the West of Bury St Edmunds is this well-presented, three-bedroom, semi-detached property benefitting from off-road parking, garage and a delightful outlook at the rear.

The accommodation comprises, on the ground floor, of an entrance hall, kitchen and sitting room.

On the first floor, the three bedrooms can be found along with the family bathroom. Outside, the property benefits from a block weave driveway providing for additional off-road parking leading to the garage. The rear garden offers delightful views due to its terrace nature, the garden offers an area laid to decking with steps leading to a grassed area, which in turns leads to a lower patio area.

Additional Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: C

Broadband: Fibre to Cabinet Services: Mains Gas, Electric, Water and Drainage. Heating offered via Gas Central Heating.

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



Directions

Leave Bury St Edmunds via Westley Road, turn left into Flemyng Road and take the right hand turn into Starre Road. Bockhill Road will be the the second turning on the left hand side, the property will be located 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.

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Accommodation:

Entrance Hall 12' 2" x 5' 11" (3.72m x 1.80m)

Sitting Room 17' 3" x 11' 8" (5.27m x 3.55m)

Kitchen 11' 1" x 10' 10" (3.39m x 3.30m)

Bedroom 10' 4" x 8' 10" (3.15m x 2.68m)

Bedroom 11' 1" x 9' 1" (3.37m x 2.77m)

Bedroom 8' 3" x 7' 5" (2.51m x 2.25m)

Bathroom 5' 11" x 5' 11" (1.80m x 1.81m)

Garage 20' 8" x 9' 3" (6.29m x 2.81m)

Additional Information:

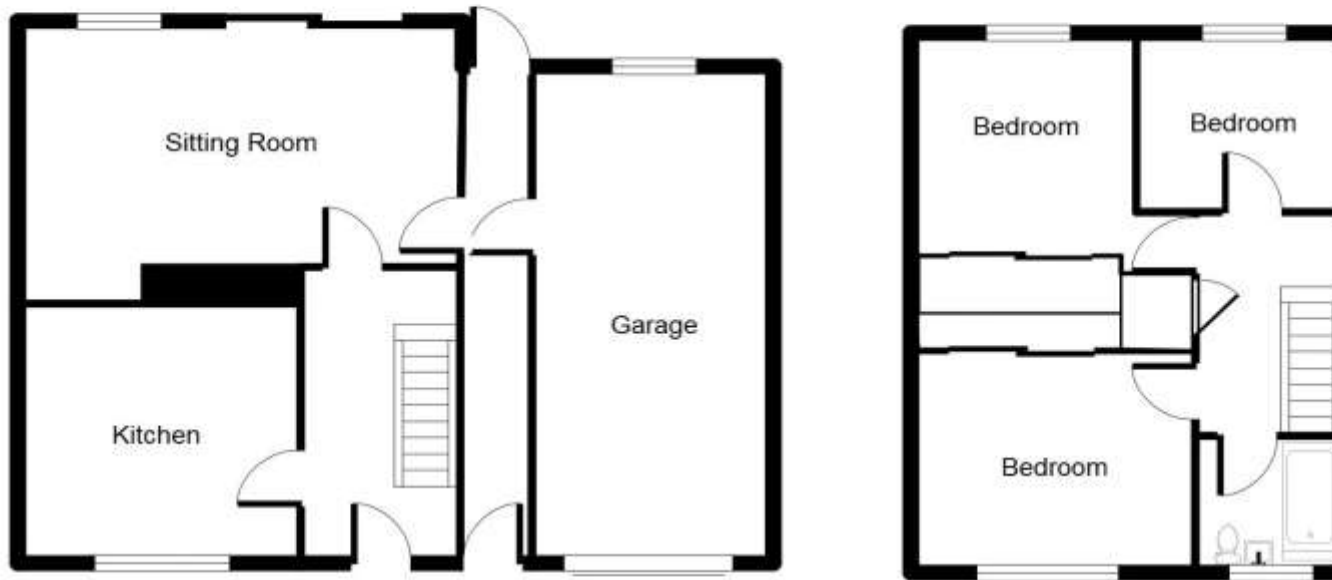
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**Offers over £300,000
Freehold**





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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