



Springfield Road, Bury St. Edmunds, Suffolk, IP33 3AS

**MARK · EWIN**  
BURY ST EDMUNDS

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Suffolk, IP33 3AS

This beautifully presented, two double bedroom, period property located within walking distance of the town centre. The property benefits from well-presented accommodation throughout and boasts off road parking to the front and garage to the rear of the property.

The accommodation comprises of an entrance hall leading to the sitting room. The sitting room is tastefully decorated and benefits from a log burner within the brick fireplace, the room is finished by way of solid wood flooring and a bay window to the front. The dining room follows the sitting room and then leads into the kitchen. The kitchen has been recently renovated and offers base and eye level units with a built-in oven, induction hob, extractor, and underfloor heating.

On the first floor, the two double bedrooms can be found along with a family bathroom which boasts a bath, walk in shower and under floor heating.

Outside, to the front of the property a driveway provides for off road parking and a pathway leads to the entrance door. The rear garden is mainly paved and benefits from raised beds and borders for flowers and shrubs. Located at the bottom of the garden is the garage.

**Additional Information:**

Tenure: Freehold

EPC Rating: D

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

Services: Mains Electric, Gas, Water and Drainage.

Heating is offered via Gas Fired Central Heating. There is electric underfloor heating in the kitchen and bathroom. (Please note that none of these services have been tested by the selling agent.)



**Directions**

Proceed along Risbygate Street, turn right into Springfield Road where the property will be located at the end of the road 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.

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**Accommodation:**

Entrance Hall

Sitting Room 11' 2" x 10' 4" (3.41m x 3.16m)

Dining Room 11' 1" x 11' 0" (3.39m x 3.35m)

Kitchen 13' 1" x 7' 10" (3.98m x 2.38m)

Landing 10' 11" x 5' 1" (3.34m x 1.54m)

Bedroom One 14' 0" x 11' 1" (4.26m x 3.37m)

Bedroom Two 10' 11" x 8' 6" (3.34m x 2.60m)

Bathroom 7' 11" x 7' 11" (2.42m x 2.41m)

Garage 11' 5" x 9' 9" (3.48m x 2.97m)

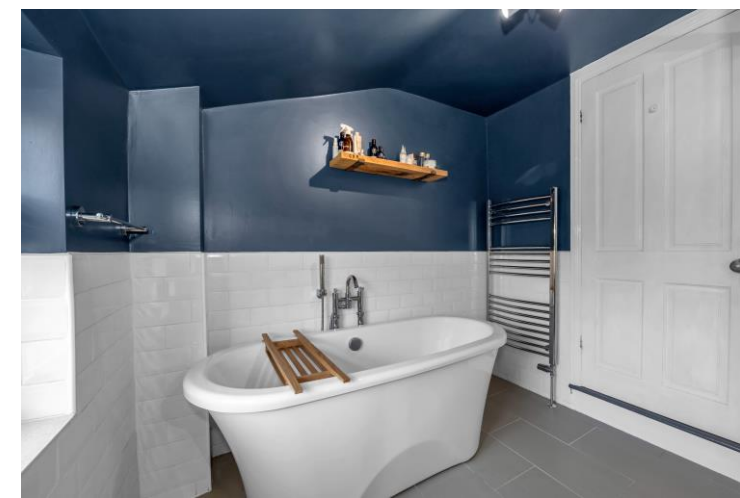
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Offers Over £325,000  
Freehold





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.

[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

