



Hospital Road, Bury St. Edmunds, Suffolk, IP33 3JY

MARK · EWIN
BURY ST EDMUNDS

Hospital Road, Bury St. Edmunds,
Suffolk, IP33 3JY

Located within the popular location of Hospital Road being conveniently placed for nearby facilities and benefitting from easy access to the town centre is this 3-bedroom semi-detached house.

The property comprises of an entrance hall, sitting room, dining room, conservatory, kitchen, utility room, lobby and cloakroom.

On the first floor, the three bedrooms can be found along with the family bathroom.

Outside, the rear enclosed garden offers an area laid to lawn with flower and shrub borders. To the front, there is a driveway providing ample off-road parking. Additional parking is offered via a garage en bloc.

Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

Services: Mains Gas, Electric, Water & Drainage. Heating offered via gas central heating.

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



Directions

From the town centre proceed out of town along Out Westgate A143, at the traffic lights with the BP garage turn right into Petticoat Lane, keep on this road which becomes Hospital Road, the property will be located on your left.

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

Sitting Room 12' 4" x 14' 0" (3.76m x 4.27m)

Kitchen 12' 10" x 9' 10" (3.91m reducing to 3.41m x 2.99m)

Dining Room 11' 1" x 10' 2" (3.39m x 3.09m)

Cloakroom 5' 9" x 2' 7" (1.76m x 0.78m)

Lobby

Utility Room 14' 6" x 5' 8" (4.42m x 1.72m)

Landing 8' 9" x 6' 4" (2.66m x 1.92m)

Bedroom One 12' 4" x 11' 2" (3.76m x 3.40m)

Bedroom Two 14' 1" x 11' 2" (4.28m x 3.41m)

Bedroom Three 9' 0" x 9' 2" (2.74m x 2.79m)

Rear Garden

Driveway

Garage en bloc

Additional Information:

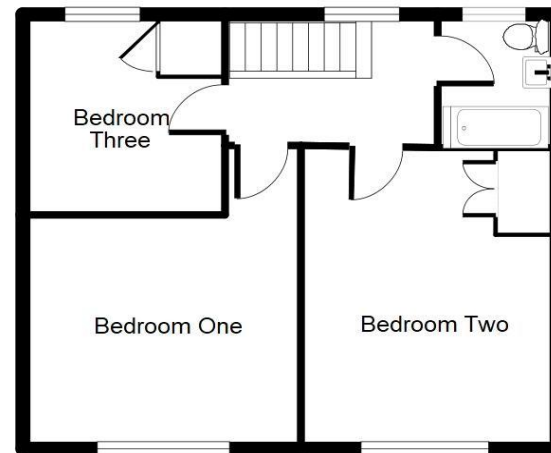
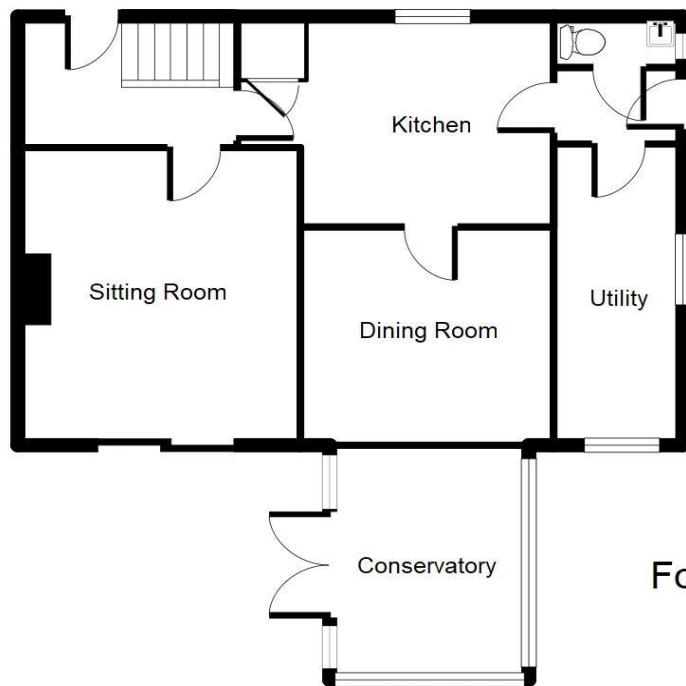
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Guide Price £350,000
Freehold





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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