



Myrtlewood Road, Bury St. Edmunds, Suffolk, IP32 6TS

MARK · EWIN
BURY ST EDMUNDS

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Located on the Marham Park development of Bury St Edmunds is this four-bedroom, town house.

The property offers the opportunity of a delightful family home and comprises of well-presented accommodation of an entrance hall, sitting room, kitchen / dining room, utility room and cloakroom.

On the first floor, two bedrooms are located along with the family bathroom, en-suite, walk-in wardrobe and office. On the second floor there are two bedrooms, one benefitting from an en-suite and built-in cupboards.

Outside, parking is offered via a garage with additional parking space in front of the garage and an electric car charging point. The rear garden is enclosed by fencing and offers a paved patio area with the remainder being laid to lawn. There is also side access into the garage.

*Agents note: There is an annual service charge of £201.20 for the landscaping of the common areas.

Additional Information:

Tenure: Freehold

EPC Rating: B

Council Tax Band: E

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 Mildenhall Road heading towards Fornham All Saints, turn left at the roundabout into Sandlands Drive, take the fourth left turning into Crosses Link and right into Myrtlewood Road where the property will be located.

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 7' 8" x 9' 5" (2.34m x 2.88m)

Sitting Room 11' 1" x 20' 5" (3.39m x 6.22m)

Kitchen 10' 7" x 14' 10" (3.23m x 4.52m)

Dining Area 10' 7" x 12' 2" (3.23m x 3.70m)

Utility Room 7' 8" x 5' 0" (2.34m x 1.52m)

W.C 3' 7" x 6' 6" (1.08m x 1.98m)

First Floor Landing 11' 4" x 4' 0" (3.45m x 1.22m)

Bedroom 11' 2" x 11' 11" (3.41m x 3.62m)

W.I.C 5' 3" x 8' 2" (1.59m x 2.50m)

En suite 9' 2" x 7' 10" (2.79m x 2.39m)

Bedroom 10' 8" x 9' 10" (3.24m x 2.99m)

Office 10' 2" x 10' 4" (3.09m x 3.14m)

Bathroom 8' 2" x 6' 0" (2.48m x 1.82m)

Second Floor Landing 7' 8" x 7' 0" (2.33m x 2.13m)

Bedroom 10' 8" x 15' 11" (3.25m x 4.84m)

Bedroom 8' 6" x 14' 1" (2.60m x 4.30m)

En suite 6' 8" x 5' 8" (2.03m x 1.72m)

Garden

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Tenure: Freehold

**Offers Over £475,000
Freehold**





FLOOR 2



FLOOR 1



FLOOR 3

TOTAL: 1656 sq. ft, 154 m²
 FLOOR 1: 685 sq. ft, 64 m², FLOOR 2: 616 sq. ft, 57 m², FLOOR 3: 355 sq. ft, 33 m²
 EXCLUDED AREAS: LOW CEILING: 63 sq. ft, 7 m²

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Onco.



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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