



Eyre Close, Bury St. Edmunds, Suffolk, IP33 3NY

MARK · EWIN
BURY ST EDMUNDS

Eyre Close, Bury St. Edmunds, Suffolk,
IP33 3NY

A three bedroom end of terrace property
with NO ONWARD CHAIN.

The accommodation comprises of on the
ground floor, an entrance porch, hallway,
sitting/dining room, fitted kitchen and
conservatory.

On the first floor, there are three bedrooms
with built in wardrobes and a family
bathroom completes the accommodation
on offer.

Outside, the front garden is laid with shingle
with a path leading to the front door. The
rear garden is paved with a brick built shed
and is enclosed by fencing.

Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: B - £1,622.75 (Source
West Suffolk)

Broadband: Standard, Superfast & Ultrafast
available in this area. (Source Ofcom)

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

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



Directions

Travelling along Parkway towards Cullum Road, at the roundabout
turn right into Out Westgate and then left onto Eyre Close. Turn right
at the end and the property can be found on the left hand side across
the green.

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:

Porch 8' 2" x 2' 11" (2.48m x 0.88m)

Hallway

Sitting/Dining Room 20' 8" x 10' 10" (6.31m x 3.29m)

Kitchen 10' 8" x 9' 3" (3.26m x 2.82m)

Landing

Bedroom One 11' 8" x 10' 5" (3.56m x 3.18m)

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

Bedroom Three 5' 10" x 9' 3" (1.79m x 2.83m)

Conservatory 8' 4" x 8' 1" (2.54m x 2.46m)

Front & Rear Gardens



Additional Information:

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Tenure: Freehold

Offers Over £240,000
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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