



Barn Lane, Bury St. Edmunds, Suffolk, IP33 1YH

**MARK · EWIN**  
BURY ST EDMUNDS

Barn Lane, Bury St. Edmunds, Suffolk,  
IP33 1YH

Offered with NO ONWARD CHAIN - An attractive End of Terrace, period property located within walking distance of the town centre.

The accommodation comprises of an entrance hall, sitting room with sash style window, a recently fitted kitchen/ breakfast room, two bedrooms and a family bathroom.

The property also benefits from gas fired central heating and an enclosed rear garden.

Parking is offered via a permit with West Suffolk Council

Additional Information  
Council Tax Band-B  
EPC Rating-D  
Tenure- Freehold



#### Directions

Heading out of town past the Abbey Gardens towards Eastgate Street. Take the left turning just before the flyover into Barn Lane where the property can be found 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.

**MARK·EWIN**  
BURY ST EDMUNDS

**Accommodation:**

Entrance Hall 14' 7" x 2' 5" (4.45m x 0.74m)

Sitting Room 11' 9" x 8' 10" (3.57m x 2.68m)

Kitchen 12' 3" x 13' 0" (3.74m x 3.97m)

Bedroom One 11' 7" x 11' 11" (3.52m x 3.62m)

Bedroom Two 11' 8" x 6' 4" (3.55m x 1.92m)

Bathroom 9' 1" x 6' 3" (2.78m x 1.91m)

Rear Garden

Landing



Guide Price £250,000  
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

