



The Daubentons, Bury St. Edmunds, Suffolk, IP33 1AR

MARK · EWIN
BURY ST EDMUNDS

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A well-presented four-bedroom, terraced, town house located a short distance from the Town Centre.

The property offers flexible and spacious accommodation to include, on the ground floor, a large entrance hall, spacious shower room, convenient utility room, further reception room with doors leading to the garden and a bedroom with bespoke built-in wardrobes.

On the first floor, the welcoming sitting room can be found which leads to the well-appointed kitchen/dining room boasting modern two-tone base and eye level units, tile flooring and integrated appliances to include a oven and grill, fridge freezer, dishwasher and four ring gas hob.

On the second floor, the family bathroom is located, along with three further bedrooms, the principal and second bedrooms boast built-in wardrobes and the former also benefits from an en-suite shower room.

Outside, the property offers a delightful low maintenance rear garden with a paved patio area and ample space for pots and further seating areas. The garage can be accessed via a door from the rear garden.

Agents note: There is a maintenance charge of £107.48 per annum for the upkeep of the communal areas.

Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: E - £2,550.03 (Source West Suffolk)

Broadband: Standard, SuperFast & UltraFast available in this area via Openreach & Cityfibre. (Source Ofcom)

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

Proceed out of Bury St Edmunds along Northgate Street and at the traffic lights turn left into Mustow Street. Proceed along Mustow Street into Eastgate Street and take a right into East Close. Follow the road until you reach The Daubentons where the property can be found on the right 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.

Accommodation:

GROUND FLOOR

Entrance Hall 20' 8" x 6' 11" (6.3m x 2.1m)

Reception Room 13' 9" x 9' 6" (4.2m x 2.9m)

Bedroom Three 10' 2" x 9' 6" (3.1m x 2.9m)

Shower Room 8' 6" x 5' 11" (2.6m x 1.8m)

Utility Room 9' 2" x 6' 11" (2.8m x 2.1m)

FIRST FLOOR

Sitting Room 16' 9" x 10' 2" (5.1m x 3.1m)

Kitchen/Dining Room 16' 9" x 13' 5" (5.1m x 4.1m)

THIRD FLOOR

Bedroom One 14' 5" x 10' 2" (4.4m x 3.1m)

Ensuite 5' 11" x 5' 7" (1.8m x 1.7m)

Bedroom Two 10' 2" x 9' 6" (4.1m reducing to 3.1m x 2.9m)

Bedroom Four 10' 2" x 9' 6" (3.1m x 2.1m)

Family Bathroom 9' 6" x 6' 7" (2.9m x 2.0m)

OUTSIDE

Rear Garden

Off-Road Parking & Garage

Additional Information:

Council Tax Band: E

EPC Rating:

Tenure: Freehold

Offers In Excess of £450,000
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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