



Fornham Road, Bury St. Edmunds, Suffolk, IP32 6AN

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP32 6AN

In need of some modernising and located a short distance from the train station and town centre is this three bedroom semi detached property with no onward chain and off-road parking.

The accommodation on the ground floor comprises of an entrance hall, sitting room, dining room and kitchen. Moving to the first floor, the three bedrooms can be found and the wet room completes the accommodation on offer.

Externally, the front garden is laid to lawn with a path leading to the front door and a driveway provides off-road parking leading to the garage. The good-size rear garden is mainly laid to lawn with a patio area, garden shed and outbuilding.

Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: C Broadband: Standard, Superfast & Ultrafast are available in this area via Openreach & CityFibre. (Source Ofcom)

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

Travelling north along Northgate Street, continue over the roundabout with Parkway continuing on to Fornham Road. The property will be located 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.

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Accommodation:

Entrance Hall 14' 2" x 6' 6" (4.31m x 1.99m)

Sitting Room 11' 11" x 13' 3" (3.63m x 4.04m reducing to 3.35m)

Dining Room 13' 1" x 11' 11" (4.00m x 3.64m reducing to 3.29m)

Kitchen 9' 10" x 6' 4" (2.99m x 1.94m)

Landing

Bedroom One 13' 1" x 11' 11" (3.99m x 3.64m)

Bedroom Two 11' 1" x 9' 7" (3.37m x 2.91m reducing to 2.83m)

Bedroom Three 8' 0" x 7' 11" (2.43m x 2.42m)

Wet Room 7' 9" x 6' 6" (2.36m x 1.97m)

Front & Rear Garden

Driveway

Garage 18' 0" x 7' 6" (5.48m x 2.28m)

Additional Information:

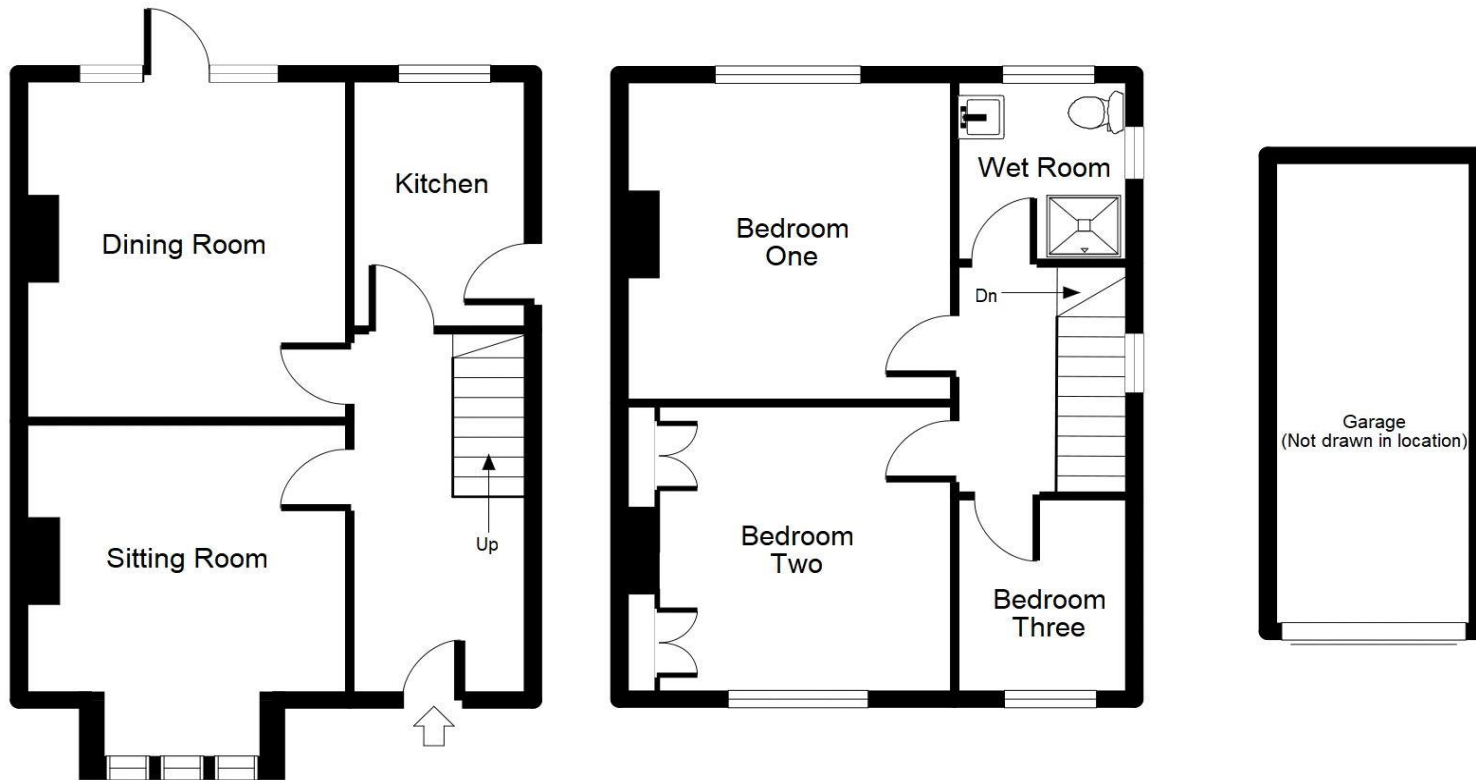
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Offers Over £300,000
Freehold





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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