



Cornmill Green, Woolpit, Bury St. Edmunds, Suffolk, IP30 9RB

**MARK · EWIN**  
BURY ST EDMUNDS

Cornmill Green, Woolpit, Bury St.  
Edmunds, Suffolk, IP30 9RB

Located in the village of Woolpit is this two-bedroom, semi-detached house.

The property offers, on the ground floor a sitting room, kitchen and conservatory. Moving to the first floor, there are two bedrooms and a bathroom.

Outside, the front garden is laid with shingle and parking is offered via a driveway to the side. The rear garden is enclosed by fencing, laid with shingle and has a paved patio area.

Additional Information:

Tenure: Freehold

Council Tax Band: B - £1,624.55 (Source Mid Suffolk)

EPC Rating: D

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

Services: Mains Electric, Water and Drainage. Heating offered via electric storage heaters.

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



#### Directions

Travelling east along the A14, leave at junction 47 turning left at the roundabout heading into the village of Woolpit along Heath Road, turn right into Mill Lane and then left into Cornmill Green where the property can be found.

#### Location

Woolpit has a good range of local facilities, including a village store and post office, a public house, parish church, village hall and primary school. There is a health centre and a number of recreational activities to include both Tennis and Cricket clubs. The historic market town of Bury St Edmunds is 8 miles to the west and the market town of Stowmarket is 7 miles east and offers a main line station to London Liverpool Street. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

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**Accommodation:**

Sitting Room 13' 7" x 13' 2" (4.15m x 4.01m)

Kitchen 13' 2" x 8' 0" (4.02m x 2.45m)

Conservatory 8' 9" x 8' 1" (2.66m x 2.46m)

Landing 6' 4" x 2' 9" (1.93m x 0.84m)

Bedroom One 13' 1" x 9' 9" (4.00m reducing to 3.59m x 2.96m)

Bedroom Two 10' 0" x 6' 5" (3.04m x 1.95m)

Bathroom 7' 3" x 6' 4" (2.2m x 1.93m)

**Additional Information:**

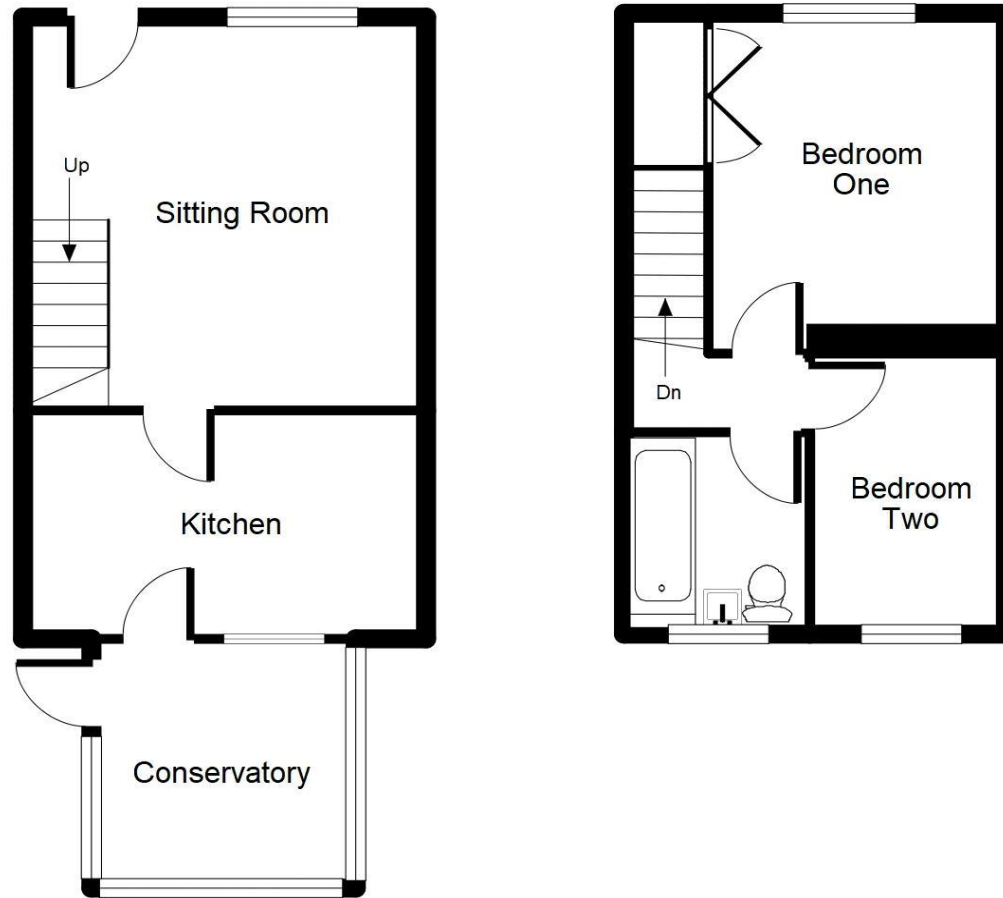
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Guide Price £220,000  
Freehold





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)

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