



Lark Valley Court, Fornham St. Martin, Bury St. Edmunds, Suffolk, IP28 6UQ

MARK · EWIN
BURY ST EDMUNDS

Lark Valley Court, Fornham St. Martin,
Bury St. Edmunds, Suffolk, IP28 6UQ

A well presented bungalow backing onto the golf course, located in the sought after village of Fornham St Martin. This bungalow was originally part of the former clubhouse but has since been converted into individual apartments.

The accommodation includes a kitchen, sitting room/ dining room with french doors overlooking the attractive rear gardens, there are three bedrooms and a family bathroom, with the principal benefitting from an ensuite.

The property benefits from double glazing and has electric heating.

Outside, the property has a car port providing parking, there is also an additional car park area for visitors. To the rear there is an attractive communal garden with patio area for entertaining.

Additional Information:

Tenure: Leasehold

Lease Term: 125 years from 18 January 2018

Lease Term Remaining: 119 years

Ground Rent: £100 Per annum

Service Charge: £1500 anticipated cost per annum



Directions

Leaving Bury St Edmunds heading north along Fornham Road, at the traffic lights turn right onto Tollgate Lane and bear left onto Thetford Road (B1106), continue along this road entering Fornham St Martin, just before the roundabout turn left into Lark Valley Drive. Follow the road to the end where Lark Valley Court can be found.

Location

Fornham St Martin village has amenities including a public house, Church and village hall. The historic market town of Bury St Edmunds is approximately 2 miles away and provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway. Bury St Edmunds also has good rail links.

MARK·EWIN
BURY ST EDMUNDS

Accommodation:

Entrance Hall 9' 2" x 7' 7" (2.79m x 2.32m)

Sitting Room 15' 6" x 12' 10" (4.72m x 3.92m)

Dining Room 12' 3" x 10' 8" (3.73m x 3.24m)

Kitchen 12' 11" x 9' 9" (3.94m x 2.97m)

Hallway 15' 7" x 2' 10" (4.74m x 0.86m)

Bedroom One 12' 6" x 10' 7" (3.81m x 3.23m)

Ensuite 7' 10" x 6' 2" (2.39m x 1.89m)

Bedroom Two 12' 8" x 9' 11" (3.85m x 3.02m reducing to 2.37m)

Bedroom Three / Study 10' 5" x 8' 2" (3.18m x 2.49m)

Bathroom 9' 2" x 7' 4" (2.80m reducing to 1.67m x 2.23m)

Car Port

Communal Gardens

Additional Information:

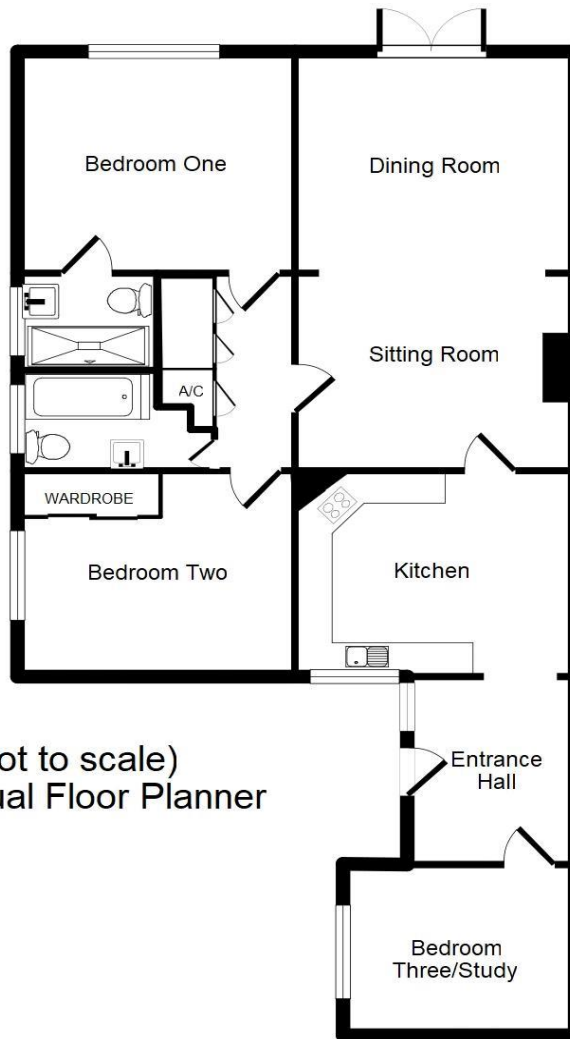
Council Tax Band: C

EPC Rating: F

Tenure: Leasehold

**Offers Over £325,000
Leasehold**





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

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

