



Oliver Road, Bury St. Edmunds, Suffolk, IP33 3JG

**MARK · EWIN**  
BURY ST EDMUNDS

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IP33 3JG

Situated on the popular Westley estate of Bury St Edmunds is this well-presented three-bedroom terrace property.

The property offers ground floor accommodation of an entrance hall, welcoming sitting room and well-appointed kitchen/dining room.

On the first floor, there are three good-sized bedrooms and a family bathroom.

Outside, the rear garden is enclosed by fencing, being mainly laid to lawn with an outbuilding, shed and a paved patio area. To the front, a paved driveway provides off road parking.

Additional information:

Tenure: Freehold

Council Tax Band: B - £1,622.75 (Source West Suffolk)

EPC Rating: D

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

Services: Mains electric, drainage, gas and water. Heating via gas fired central heating.

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



#### Directions

Proceed out of town along Out Risbygate and go straight over the traffic lights into Newmarket Road. Turn left into Oliver Road and the property will be on the right.

#### 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 6' 0" x 4' 7" (1.82m x 1.40m)

Sitting Room 11' 1" x 15' 1" (3.37m reducing to 3.31m x 4.60m reducing to 2.75m)

Kitchen 15' 11" x 8' 6" (4.84m x 2.59m)

Landing 8' 11" x 6' 1" (2.73m x 1.85m)

Bedroom One 13' 2" x 11' 11" (4.01m reducing to 3.20m x 3.64m reducing to 1.83m)

Bedroom Two 13' 2" x 11' 11" (4.01m reducing to 3.14m x 3.62m)

Bedroom Three 8' 10" x 9' 1" (2.69m x 2.77m reducing to 1.90m)

Bathroom 8' 7" x 5' 9" (2.62m x 1.74m)

Rear Garden

Driveway

**Additional Information:**

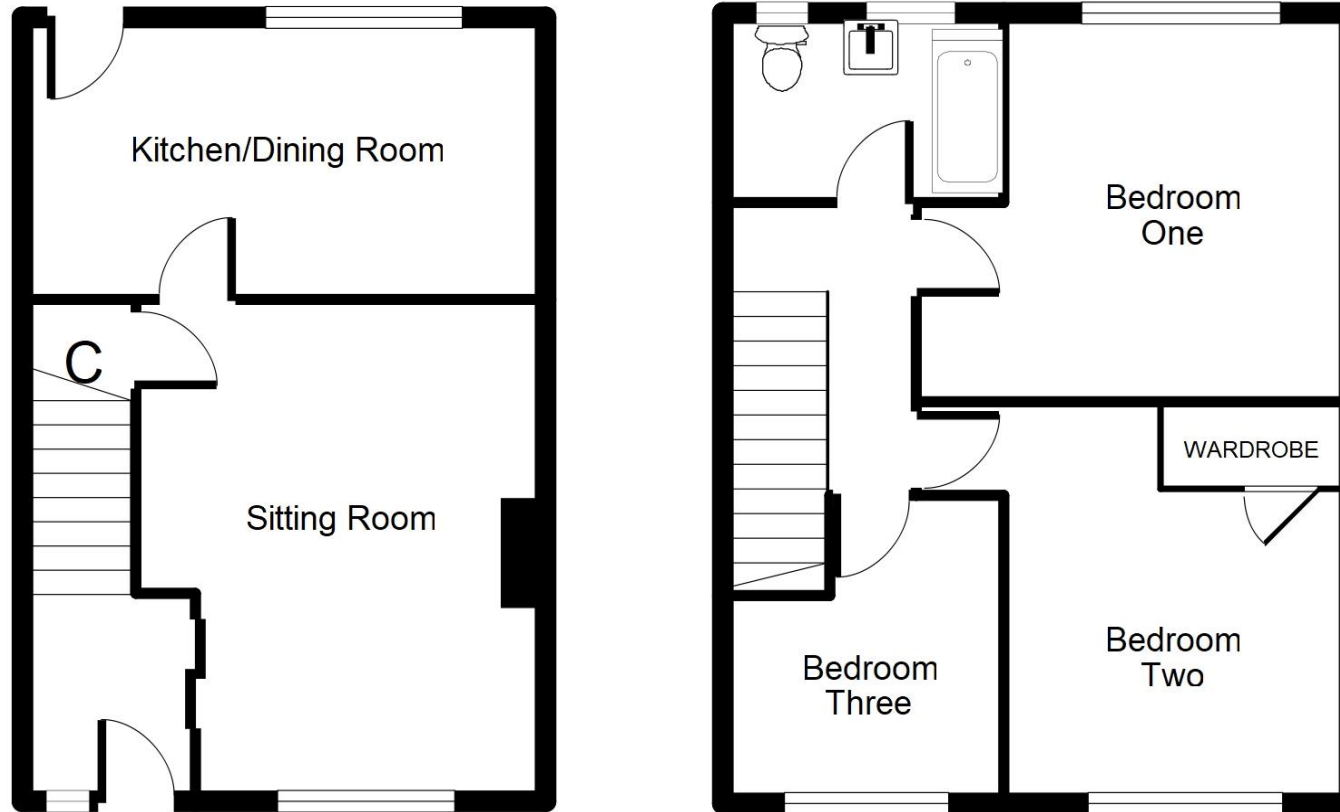
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Offers Over £230,000  
Freehold





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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