



Raynham Road, Bury St. Edmunds, Suffolk, IP32 6EA

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP32 6EA

A well-presented two-bedroom semi-detached bungalow in Bury St Edmunds.

The property offers a welcoming sitting room, well-appointed kitchen with a dining area, two bedrooms and a modern bathroom.

Outside, the property benefits from a large driveway providing plenty of off-road parking.

The rear garden is mainly laid to lawn with a paved patio area and is enclosed by fencing.

*Agents note: The trees in the rear garden are affected by a Tree Preservation Order (TPO).

Additional Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: C - £1,854.57 (Source West Suffolk)

Broadband: Standard & Ultrafast are 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

Leave Bury St Edmunds heading north along Fornham Road, take your second turning on the left into Avenue Approach, turn left into Northgate Avenue and right into Raynham Road. The property will be found on the left 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:

Sitting Room 16' 5" x 11' 2" (5.0m x 3.4m)

Kitchen 16' 5" x 7' 10" (5.0m x 2.4m)

Bedroom One 14' 9" x 10' 2" (4.5m reducing to 1.4m x 3.1m reducing to 2.2m)

Bedroom Two 7' 10" x 8' 2" (2.4m x 2.5m)

Bathroom 6' 7" x 5' 11" (2.0m x 1.8m)

Rear Garden

Driveway



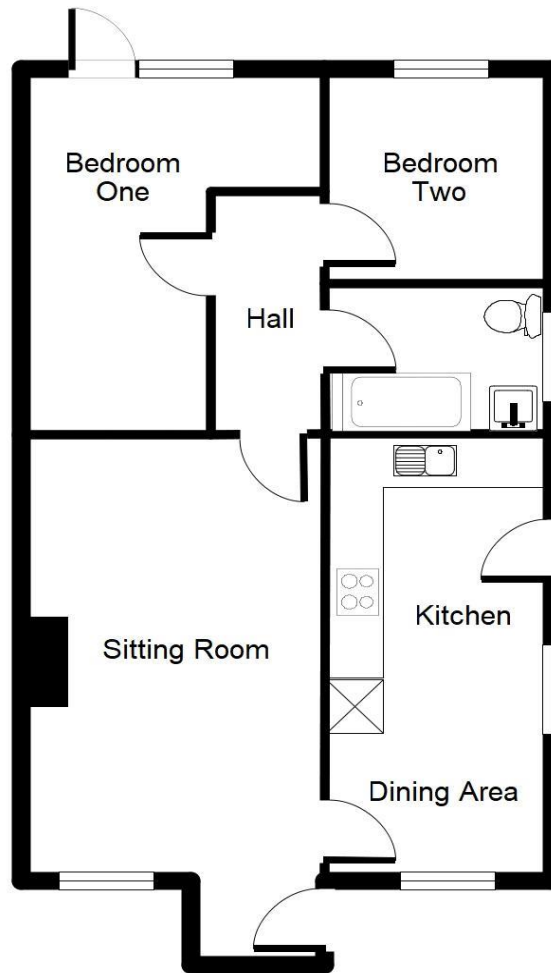
Additional Information:

Council Tax Band: C

EPC Rating: D

Tenure: Freehold

Guide Price £250,000
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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