



The Vinefields, Bury St. Edmunds, Suffolk, IP33 1YG

MARK · EWIN
BURY ST EDMUNDS

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A delightful brick and flint cottage in a tucked away location and a short distance from the town centre and abbey gardens.

The property offers accommodation over three floors to include on the ground floor, a well-appointed kitchen and bathroom. This in turn leads to the first floor which comprises of an open plan sitting/dining room with dual aspect and a door leading into the garden.

On the second floor, two bedrooms can be found, the principal benefitting from built in wardrobes.

Outside, on the ground floor, the garden is mainly laid to lawn with, raised beds, a path leading to an open summerhouse with a built-in barbeque and ample space for seating. Parking is provided by a permit via West Suffolk Council.

*Please note that this property is Grade II Listed.

Additional Information:

Tenure: Freehold

EPC Rating: D

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

Broadband: Standard, Superfast and 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

Passing the Abbey Gardens along Angel Hill, continue into Mustow Street and into Eastgate Street. Turn right into The Vinefields and the property can be found on the left hand side via cut through towards no.10.

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/Dining Room 18' 6" x 12' 2" (5.64m x 3.70m)

Kitchen 12' 0" x 11' 2" (3.65m reducing to 2.80m x 3.41m)

Bedroom One 10' 9" x 10' 11" (3.28m x 3.32m)

Bedroom Two 9' 4" x 7' 1" (2.84m x 2.16m)

Bathroom 11' 1" x 5' 4" (3.38m x 1.62m)

Front & Rear Gardens



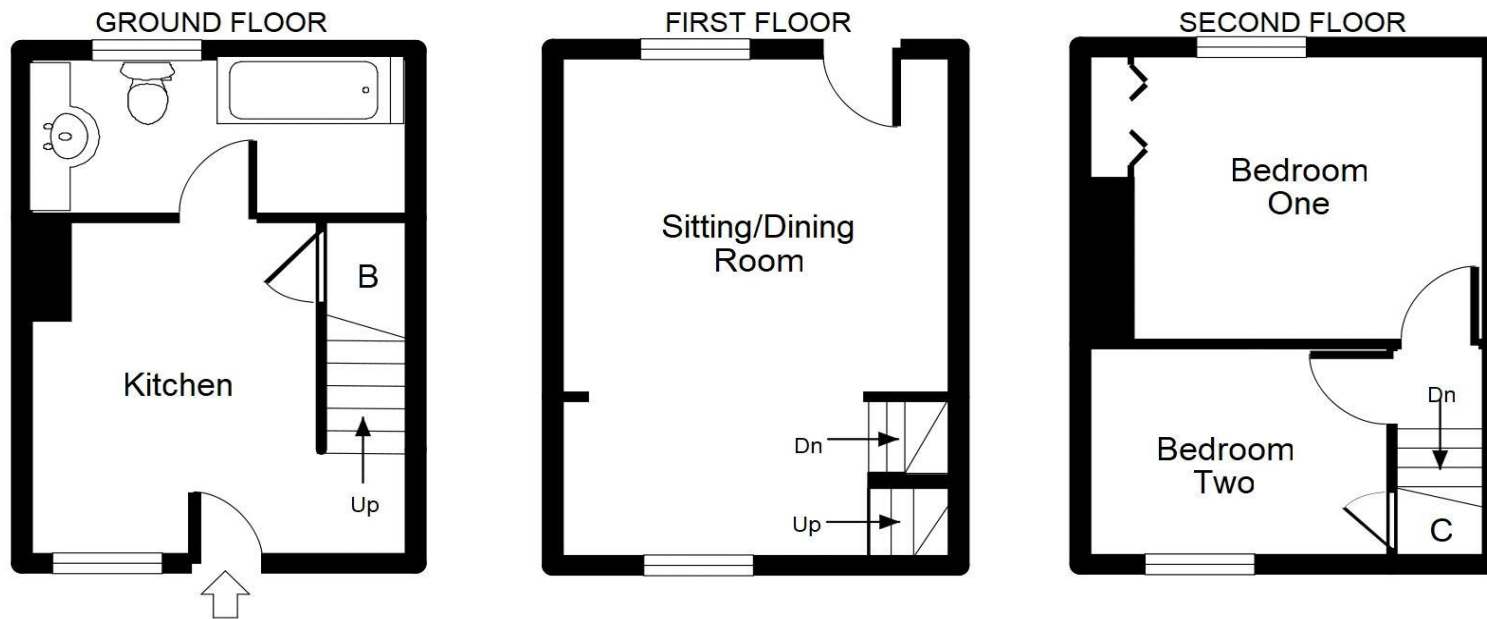
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**Offers Over £250,000
Freehold**



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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