



Greenways Crescent, Bury St. Edmunds, Suffolk, IP32 7JP

MARK · EWIN
BURY ST EDMUNDS

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Edmunds, Suffolk, IP32 7JP

Located on popular Bartons area of Bury St Edmunds, is this two-bedroom, terraced property.

On the ground floor the accommodation comprises of, an entrance hall, sitting room with doors leading into the garden and a well-appointed kitchen. On the first floor, there are two bedrooms along with the shower room.

Outside is a low maintenance rear garden mainly laid with shingle and a paved patio area. The garden also benefits from a rear access gate that leads to Barton Road. The property also benefits from a garage and off-road parking.

Additional Information:

Tenure: Freehold

EPC Rating: C

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

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

Services: Mains Gas, Electric, Water & Drainage. Heating offered via gas central heating.

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



Directions

Leaving Bury St Edmunds town centre via Eastgate Street, at the roundabout turn right on Barton Road. Take the second right into Kingsworth Road and first right into Lyminster Close. Greenways Crescent will be found on your right and the property will be located at the end of the road on the right-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.

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Accommodation:

Entrance Hall 6' 0" x 3' 9" (1.82m x 1.15m)

Sitting Room 15' 6" x 12' 0" (4.72m x 3.67m)

Kitchen 8' 1" x 8' 7" (2.47m x 2.61m)

Bedroom One 12' 0" x 12' 6" (3.67m reducing to 2.59m x 3.82m reducing to 1.64m)

Bedroom Two 11' 10" x 5' 11" (3.60m x 1.80m)

Bathroom 5' 9" x 8' 8" (1.75m x 2.63m reducing to 1.89m)

Rear Garden

Driveway

Garage



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EPC Rating: C

Tenure: Freehold

Offers Over £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

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

