



Parkington Walk, Bury St. Edmunds, Suffolk, IP32 6QG

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP32 6QG

A three-bedroom end-of-terrace house conveniently located to the north of Bury St. Edmunds, offering easy access to nearby shops and schools.

The ground floor of the property features an spacious entrance hall, a convenient cloakroom, a well-appointed kitchen. The property offers a spacious sitting/dining room with a dual aspect.

Moving to the first floor, you will find the three bedrooms, along with a family bathroom.

Outside, the property benefits from an enclosed rear garden with a useful brick-built shed and rear access gate. To the front, the garden is laid with shingle with a path leading to the front door and a delightful outlook onto the playing field.

Additional Information

Tenure: Freehold

EPC Rating: B

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)

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

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

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



Directions

Proceed out of Bury St Edmunds via Fornham Road, at the traffic lights turn left onto Tollgate Lane, continue along Tollgate Lane into Beetons Way. At the mini roundabout turn right, then left in to Oakes Road, follow Oakes Road past the playing field and Parkington Walk can 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.

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Accommodation:

Porch 7' 10" x 2' 11" (2.4m x 0.9m)

Hallway 12' 10" x 4' 7" (3.9m x 1.39m reducing to 0.8m)

WC 4' 4" x 4' 7" (1.33m x 1.40m)

Sitting/Dining Room 20' 8" x 12' 2" (6.3m x 3.7m reducing to 3.2m)

Kitchen 9' 2" x 8' 10" (2.8m x 2.7m)

Bedroom One 12' 2" x 11' 6" (3.7m x 3.5m reducing to 2.9m)

Bedroom Two 12' 6" x 8' 10" (3.8m x 2.7m)

Bedroom Three 9' 2" x 9' 2" (2.8m reducing to 1.8m x 2.8m reducing to 1.7m)

Bathroom 8' 2" x 4' 7" (2.5m x 1.4m)

Front & Rear Gardens

Additional Information:

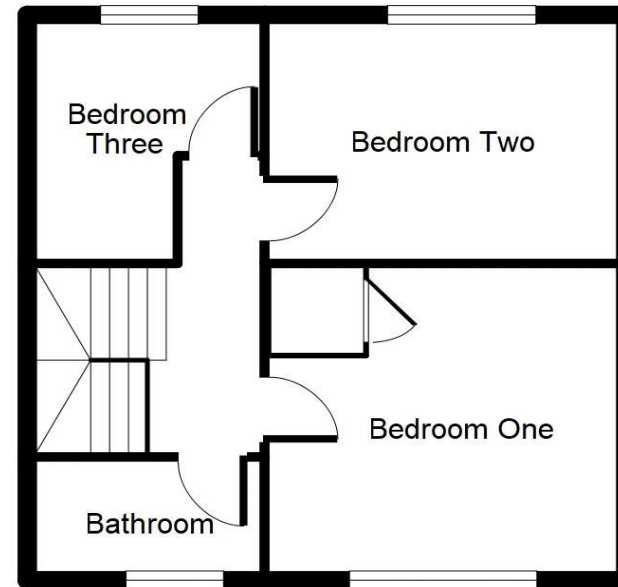
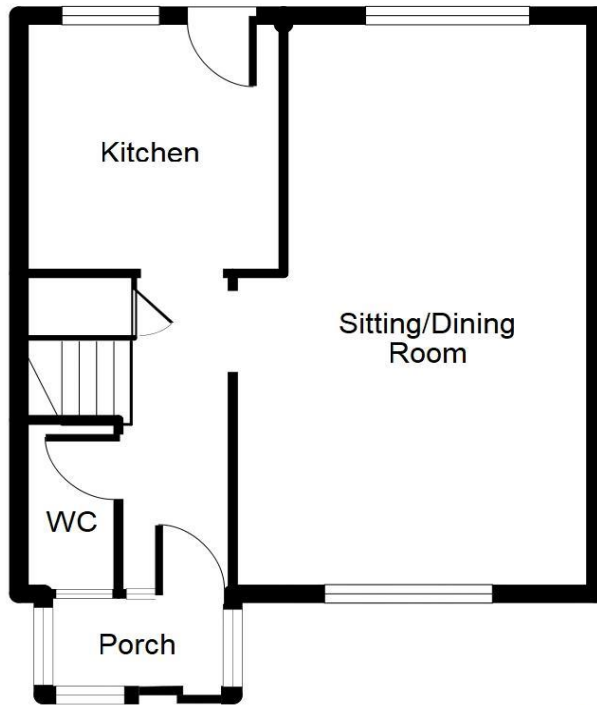
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Guide Price £240,000
Freehold





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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