



Westley Road, Bury St. Edmunds, Suffolk, IP33 3RW

**MARK · EWIN**  
BURY ST EDMUNDS

## Westley Road, Bury St. Edmunds, Suffolk, IP33 3RW

A well-presented three-bedroom detached bungalow with off-road parking and within close proximity to town.

The property offers an entrance hall, snug, shower room, well-appointed kitchen/dining room, welcoming sitting room with doors leading to the rear garden and three bedrooms.

The open plan kitchen/dining room provides a range of wall and base level units and plenty of space for a table and chairs. There is a useful utility room leading off of the kitchen with an access door to the front and the rear of the property.

Outside, the property offers a driveway providing ample off road parking. The large, private rear garden is mainly laid to lawn and is enclosed by fencing.

### Additional Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: D - £2,086.39 (Source West Suffolk)

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

Heading west along Risbygate Street onto Out Risbygate, turn left into Westley Road where the property will be located on your 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 13' 9" x 4' 3" (4.2m x 1.3m)

Sitting Room 15' 9" x 12' 2" (4.8m x 3.7m)

Kitchen/Dining Room 20' 8" x 12' 2" (6.3m x 3.7m) reducing to 2.8m

Snug 9' 6" x 8' 6" (2.9m x 2.6m)

Bedroom 14' 9" x 11' 10" (4.5m x 3.6m)

Bedroom 11' 10" x 11' 10" (3.6m x 3.6m)

Bedroom 11' 10" x 9' 10" (3.6m x 3.0m)

Shower Room 8' 10" x 5' 11" (2.7m x 1.8m reducing to 0.7m)

Utility 18' 4" x 4' 9" (5.6m x 1.46m reducing to 1.11m)

Rear Garden

Driveway

**Additional Information:**

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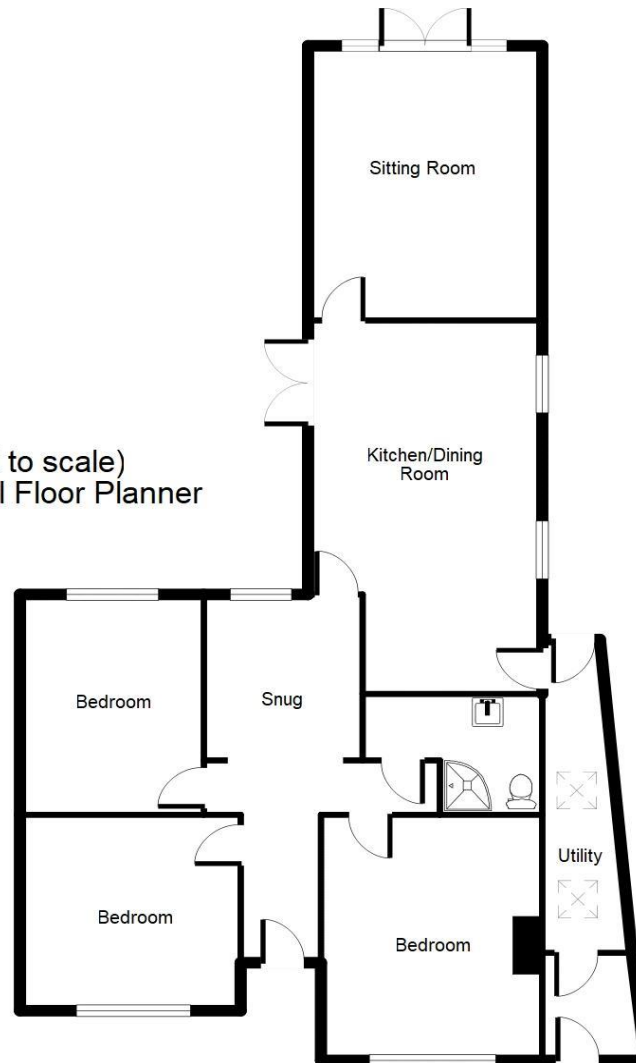
EPC Rating: C

**Guide Price £500,000**

**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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