



Deck Walk, Bury St. Edmunds, Suffolk, IP32 6PG

MARK · EWIN
BURY ST EDMUNDS

Deck Walk, Bury St. Edmunds, Suffolk,
IP32 6PG

Situated to the north-west of Bury St Edmunds, within close proximity to schooling and shops, is this two-bedroom property.

The accommodation comprises of entrance porch, entrance hall, sitting/dining room and kitchen. On the first floor, there are two bedrooms and a bathroom.

Outside, the rear garden is mainly laid to lawn with a paved patio area and a useful brick-built shed. To the front of the property there is a lawned garden with a path leading to the front door.

Additional Information:

Tenure: Freehold

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

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 into Oakes Road, take the next right into Trevethan close and then onto Braddock Square. Then walk through the cut through onto Deck Walk where the property can be found.

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 Porch 5' 11" x 2' 11" (1.81m x 0.90m)

Hallway 6' 9" x 2' 11" (2.07m x 0.89m)

Sitting/Dining Room 19' 4" x 10' 11" (5.90m x 3.33m)

Kitchen 12' 9" x 9' 0" (3.89m x 2.75m)

Bedroom One 13' 2" x 11' 1" (4.01m x 3.38m)

Bedroom Two 13' 1" x 8' 10" (3.99m x 2.70m)

Bathroom 6' 1" x 6' 1" (1.86m x 1.86m)

Front & Rear Gardens

Additional Information:

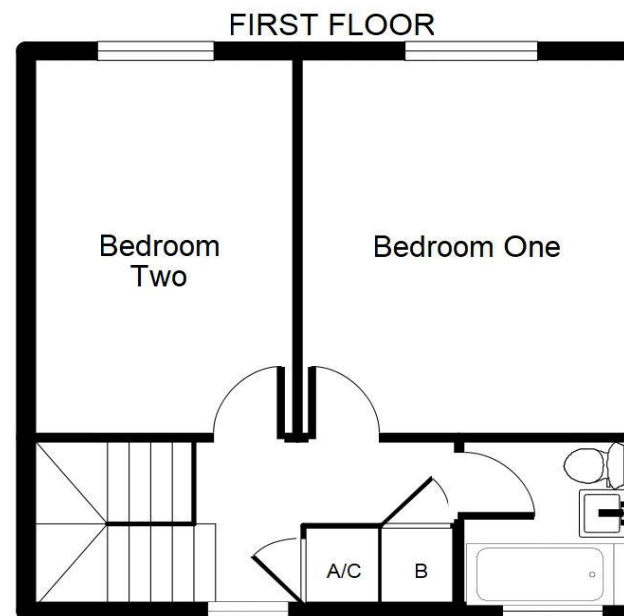
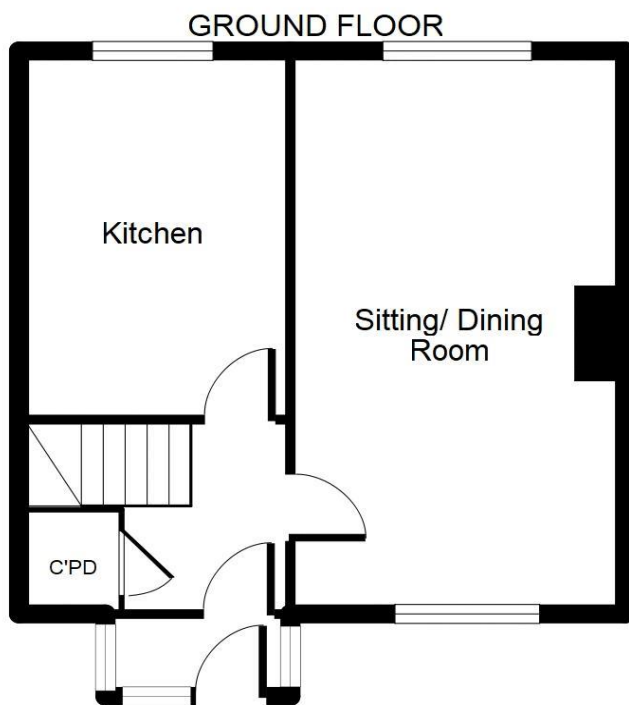
Council Tax Band: B

EPC Rating: TBC

Tenure: Freehold

Guide Price £200,000
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

