



Out Risbygate, Bury St. Edmunds, Suffolk, IP33 3RJ

MARK · EWIN
BURY ST EDMUNDS

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No Onward Chain. Located within close proximity to the town centre and West Suffolk College with further close by amenities.

This three-bedroom terraced property. The property comprises on the ground floor of an entrance hall, kitchen and sitting/dining room with doors leading into the garden. Moving to the first floor, there are three bedrooms, and a family bathroom completes the accommodation on offer.

Outside, there is an enclosed rear garden mainly laid with patio and gated access to the rear. There is allocated parking to the rear of the property.

Additional Information:

Tenure: Freehold

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

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

Services: Mains Electric, Water and Drainage. Heating offered via electric storage heaters.

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



Directions

From Parkway turn left into Risbygate Street and continue into Out Risbygate, The property will be located on your left just opposite West Suffolk College.

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:

Entrance Hall 11' 4" x 5' 10" (3.46m x 1.77m)

Kitchen 9' 4" x 8' 0" (2.85m x 2.45m)

Sitting Room 15' 8" x 15' 4" (4.77m reducing to 2.86m x 4.68m reducing to 3.73m)

Landing

Bedroom One 12' 8" x 8' 1" (3.85m x 2.46m)

Bedroom Two 8' 10" x 10' 0" (2.69m x 3.04m)

Bedroom Three 6' 5" x 9' 7" (1.96m x 2.92m)

Bathroom 5' 6" x 5' 1" (1.67m x 1.56m)

Rear Garden

Additional Information:

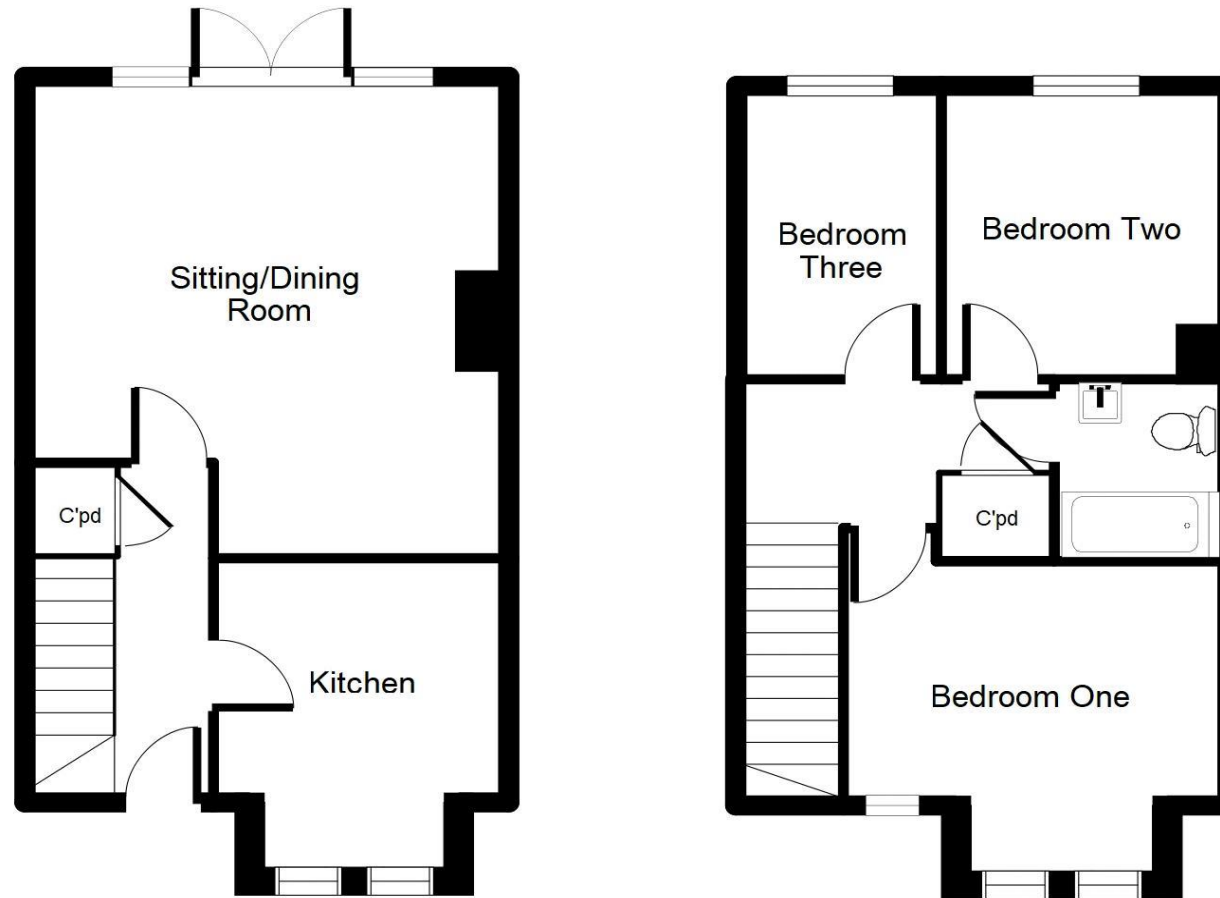
Council Tax Band: B

EPC Rating:

Tenure: Freehold

Guide Price: £270,000
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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