



Chalk Road North, Bury St. Edmunds, Suffolk, IP33 3BW

**MARK · EWIN**  
BURY ST EDMUNDS

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Suffolk, IP33 3BW

Offered for sale is this recently modernised two-bedroom terraced house.

Located a short walk from the town centre and its multitude of shopping, recreational and schooling facilities. The property comprises of an open plan sitting and dining room, the kitchen follows, and the rear lobby gives access to the ground floor shower room.

On the first floor, the two bedrooms can be found along with a family bathroom. The property also benefits from a cellar with underfloor heating.

Outside, a walled front garden steps up to the entrance door. The good-sized rear garden is enclosed by fencing with a pathway leading to the end of the garden. There are beds with a variety of mature shrubs and trees.

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. (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 town centre along Parkway. At the roundabout, turn right into Kings Road and then right into Chalk Road South.

#### Location

This property is set within a short distance of the town centre. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

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**Accommodation:**

Sitting Room/Dining Area 22' 11" x 10' 6" (6.99m x 3.19m)

Kitchen 13' 9" x 10' 5" (4.19m x 3.18m)

Rear Porch 5' 0" x 4' 11" (1.53m x 1.50m)

Shower Room 8' 0" x 5' 7" (2.43m x 1.70m)

First Floor Landing

Bedroom One 12' 10" x 10' 8" (3.91m x 3.25m)

Bedroom Two 12' 7" x 10' 6" (3.83m x 3.19m)

Family Bathroom 9' 8" x 4' 11" (2.94m x 1.51m)

Cellar

**Additional Information:**

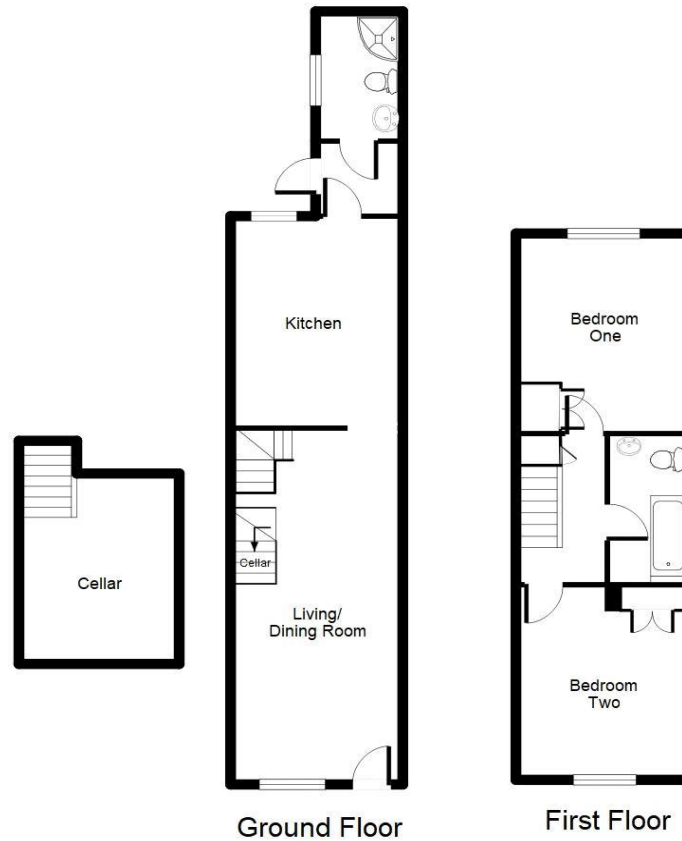
Council Tax Band: B

EPC Rating:

Tenure: Freehold

Guide Price £290,000  
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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