



Kirkstead Road, Bury St. Edmunds, Suffolk, IP33 2EW

**MARK · EWIN**  
BURY ST EDMUNDS



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Suffolk, IP33 2EW

Located on the popular west side of Bury St Edmunds is this three-bedroom, townhouse style property with parking and a garage.

The accommodation comprises on the ground floor of an entrance hall, cloakroom, utility room, kitchen/breakfast room with access to the rear garden. On the first floor, the sitting room is located along with a bedroom.

Moving to the second floor, two further bedrooms can be found with the principal bedroom benefitting from a built-in cupboard and the family bathroom completes the accommodation on offer.

Outside, the rear garden is mainly laid with slate with a paved patio area and is enclosed by fencing. There is an access gate which leads to the parking and garage en bloc.

#### Additional Information:

Tenure: Freehold

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

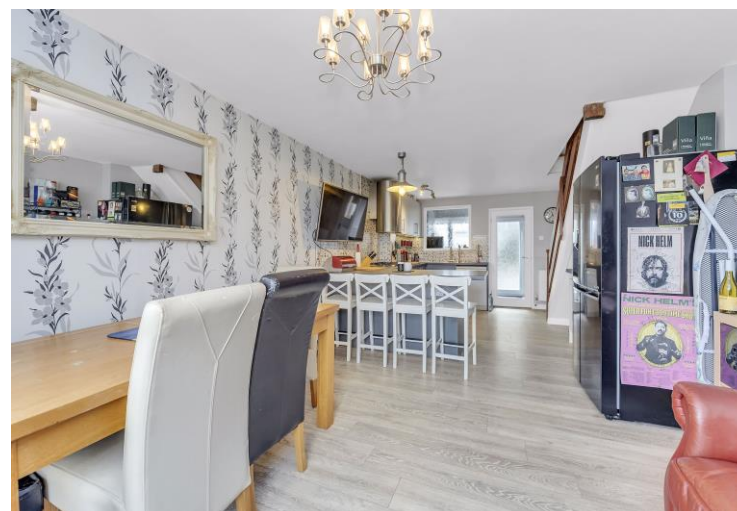
Broadband: Standard, Superfast & Ultrafast are available in this area via Openreach & CityFibre. (Source Ofcom)

Services:

Mains 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

Leaving Bury St Edmunds, west, via Horringer Road, turn right into Glastonbury Road, right into Sherborne Road and second left into Kirkstead Road, the property will be found at the very end of the road.

#### 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:

### GROUND FLOOR

Entrance Hall 5' 1" x 3' 0" (1.54m x 0.91m)

Cloakroom 4' 8" x 3' 0" (1.43m x 0.92m)

Utility Room 5' 1" x 5' 5" (1.54m x 1.66m)

Kitchen/Dining/Family Room 23' 11" x 12' 0" (7.29m x 3.66m reducing to 2.77m)

### FIRST FLOOR

Sitting Room 21' 5" x 11' 11" (6.53m reducing to 5.67m x 3.64m)

Bedroom Two 12' 0" x 11' 0" (3.67m reducing to 1.87m x 3.35m reducing to 2.43m)

### SECOND FLOOR

Landing 11' 0" x 6' 2" (3.35m x 1.87m)

Bedroom One 12' 1" x 9' 10" (3.68m x 2.99m)

Bedroom Three 12' 0" x 10' 9" (3.67m reducing to 1.76m x 3.27m reducing to 2.41m)

Bathroom 8' 1" x 5' 9" (2.47m x 1.76m)

### OUTSIDE

Front & Rear Gardens

Garage & Parking Space

### Additional Information:

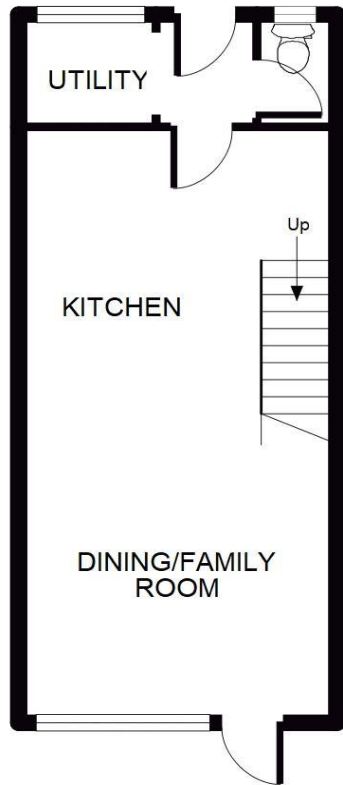
Council Tax Band: B

EPC Rating: E

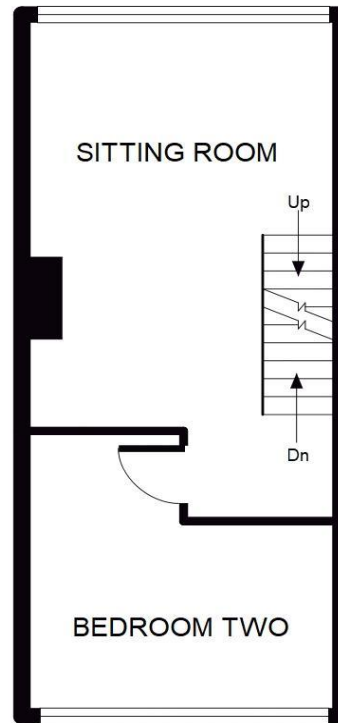
Tenure: Freehold

Guide Price: £230,000  
Freehold

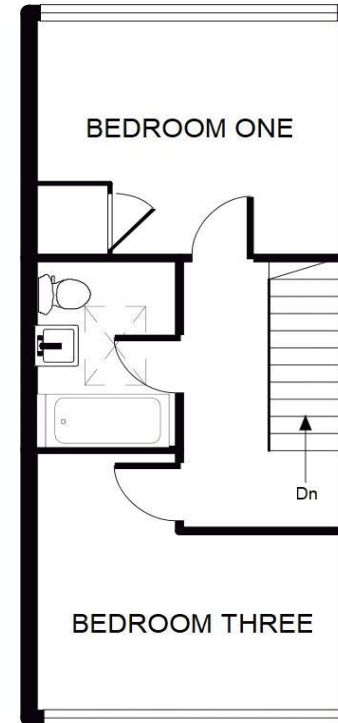




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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