



Manning Road, Bury St. Edmunds, Suffolk, IP32 7GF

MARK · EWIN
BURY ST EDMUNDS

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IP32 7GF

Located on Moreton Hall is this well-presented, three-bedroom, town house style property with double garage and a pleasant outlook over a small green to the front.

The property offers accommodation, on the ground floor, of an entrance hall, bay fronted sitting room, kitchen breakfast room and cloakroom / utility room.

On the first floor, two bedrooms can be found along with a bathroom, and on the second floor the large principal bedroom is located complete with en-suite benefitting from under floor heating and a dual-fuel heated towel rail, the bedroom also benefits from a dressing area.

Outside, the rear garden is mainly laid to lawn with an area laid to decking, being enclosed by walling and fencing, with side access gate to the driveway and garage. To the side of the property there is shared access leading to the double garage, the garage having power and light, electrically operated door and personal door leading to the rear garden.

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. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage.

Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

From Mount road turn left into Bradbrook Close and left again into Manning Road, the property will be located on your right opposite Holliday Close.

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

Sitting Room 13' 2" x 10' 4" (4.01m x 3.16m) into bay

Kitchen Breakfast Room 18' 3" x 13' 7" (5.56m x 4.13m reducing to 2.52m)

Cloakroom / Utility Room

First Floor

Bedroom Two 8' 9" x 13' 9" (2.66m x 4.18m)

Bedroom Three 9' 7" x 6' 9" (2.91m x 2.07m)

Bathroom 5' 6" x 6' 6" (1.67m x 1.99m)

Second Floor

Bedroom One 11' 11" x 13' 7" (3.64m x 4.14m) maximum

Dressing Area 9' 6" x 6' 3" (2.90m x 1.91m)

En-Suite 9' 1" x 7' 2" (2.78m x 2.18m)

Outside

Rear Garden

Double Garage 16' 5" x 17' 2" (5m x 5.22m)

Additional Information:

Council Tax Band: D

EPC Rating:

Tenure: Freehold

Guide Price £350,000
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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