



Rendell Crescent, Bury St. Edmunds, Suffolk, IP32 6FP

**MARK · EWIN**  
BURY ST EDMUNDS

Located on Marham Park and overlooking the nature reserve is this three-bedroom, semi-detached, town house style property arranged over three floors, the property benefits from an enclosed rear garden and off-road parking.

The well-presented accommodation comprises of an entrance hall, cloakroom, sitting room and kitchen/dining room. On the first floor, there are two bedrooms, one benefitting from built-in wardrobes and a family bathroom completes the accommodation on the first floor. On the second floor the generously sized principal bedroom suite can be found with an en-suite shower room.

Outside, to the front of the property a driveway provides off road parking. The rear garden is enclosed by fencing, mainly laid to lawn and benefits from a paved patio area.

Agents Note: Service charge applies for landscape and upkeep of communal areas for £133.57 per annum.

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



#### Directions

Leave Bury St Edmunds via Mildenhall Road heading towards Fornham All Saints, turn left at the roundabout into Sandlands Drive and then take the second right into Rendell Crescent where the property can be found on the right hand side.

#### 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:**

**GROUND FLOOR**

Entrance Hall 4' 7" x 4' 3" (1.40m x 1.30m)

Cloakroom 3' 4" x 5' 1" (1.02m x 1.55m)

Sitting Room 16' 6" x 11' 11" (5.03m reducing to 4.28m x 3.63m)

Kitchen/Dining Room 15' 5" x 10' 6" (4.70m reducing to 2.47m x 3.19m reducing to 2.51m)

**FIRST FLOOR**

Landing 9' 9" x 6' 6" (2.97m x 1.98m)

Bedroom Two 12' 0" x 11' 6" (3.66m x 3.50m)

Bedroom Three 8' 9" x 10' 10" (2.66m x 3.29m)

Bathroom 8' 2" x 6' 6" (2.50m x 1.98m)

**SECOND FLOOR**

Bedroom One 20' 3" x 15' 4" (6.16m x 4.67m reducing to 3.41m)

Ensuite 15' 4" x 8' 8" (4.67m x 2.65m)

**OUTSIDE**

Rear Garden

Driveway

**Additional Information:**

Council Tax Band: C

EPC Rating: B

Tenure: Freehold

Offers Over £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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