



Queens Road, Bury St. Edmunds, Suffolk, IP33 3EW

**MARK · EWIN**  
BURY ST EDMUNDS

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Suffolk, IP33 3EW

**NO ONWARD CHAIN.** Located on the popular west side of town and a short distance from the town centre is this two-bedroom quarter house, ideal for an investment or first time buy.

The property offers accommodation on the ground floor comprising of a sitting room with a wood burner which in turn leads to the kitchen/dining room. On the first floor, there are two bedrooms and a bathroom.

The property offers a front garden laid to shingle with a path leading to the door. Parking is offered via a permit with West Suffolk Council.

**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 Parkway turn left into Kings Road, take your third right into Albert Crescent and bear left on to Queens Road where the property will be located on your right.

**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:**

Sitting Room 11' 11" x 11' 9" (3.64m x 3.57m)

Kitchen/Dining Room 11' 9" x 11' 7" (3.57m x 3.54m)

Landing 7' 1" x 4' 6" (2.16m x 1.37m)

Bedroom One 11' 11" x 11' 9" (3.63m x 3.57m)

Bedroom Two 11' 9" x 6' 0" (3.59m x 1.84m)

Bathroom 7' 1" x 5' 3" (2.16m x 1.59m)

Front Garden



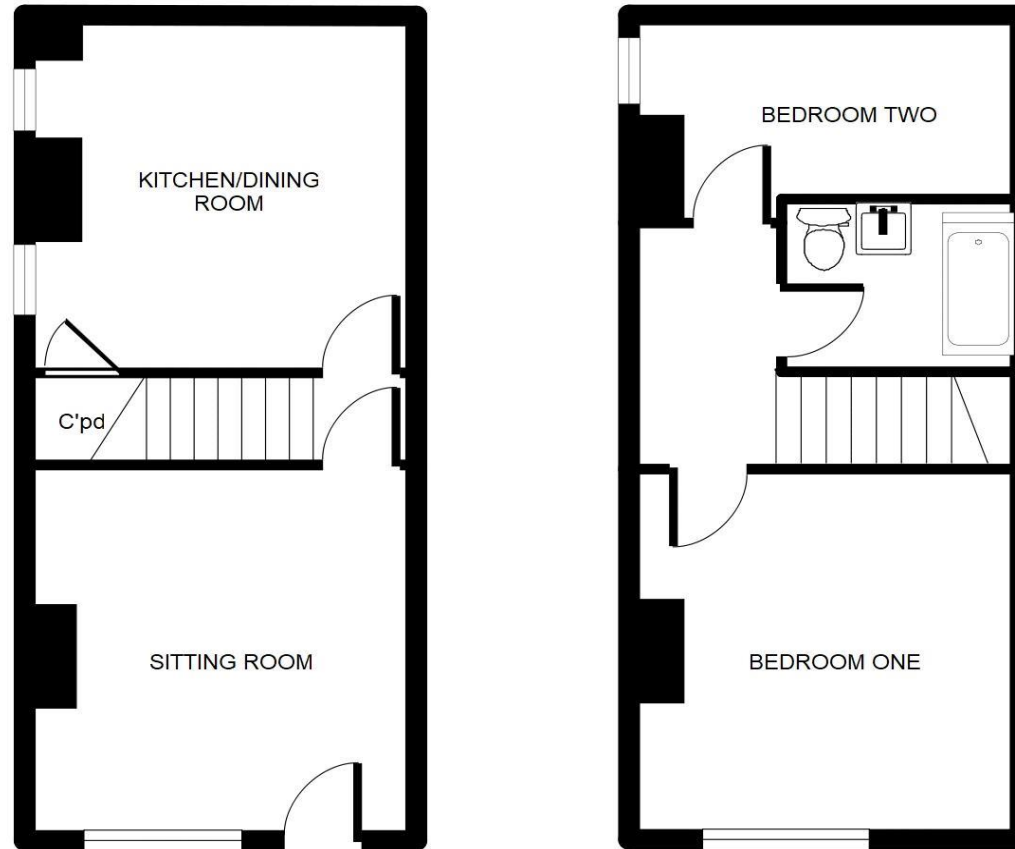
**Additional Information:**

Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Offers Over £200,000  
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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