



Winthrop Road, Bury St. Edmunds, Suffolk, IP33 3XW

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP33 3XW

NO ONWARD CHAIN. This detached bungalow, featuring three bedrooms or a further reception room, is located within the popular Western side of Bury St Edmunds.

The property boasts an entrance hall, sitting room, dining room, kitchen, shower room with a separate w.c and a garden room. There are two bedrooms along with a third/ further reception room. Outside, the property boasts a driveway at the front and side for off-road parking and access to the single garage. The rear garden is predominantly laid to lawn with a paved patio area and is bordered by planted beds.

Agents Note: This property is subject to probate.

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 is offered via gas central heating.

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



Directions

From the town centre proceed out of town along Out Westgate A143, turn right into Petticoat Lane and continue along this road. When the road bears sharp right turn left into Abbot Road. Take the third left hand turning into Winthrop Road where the property can be found on the left 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.

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Accommodation:

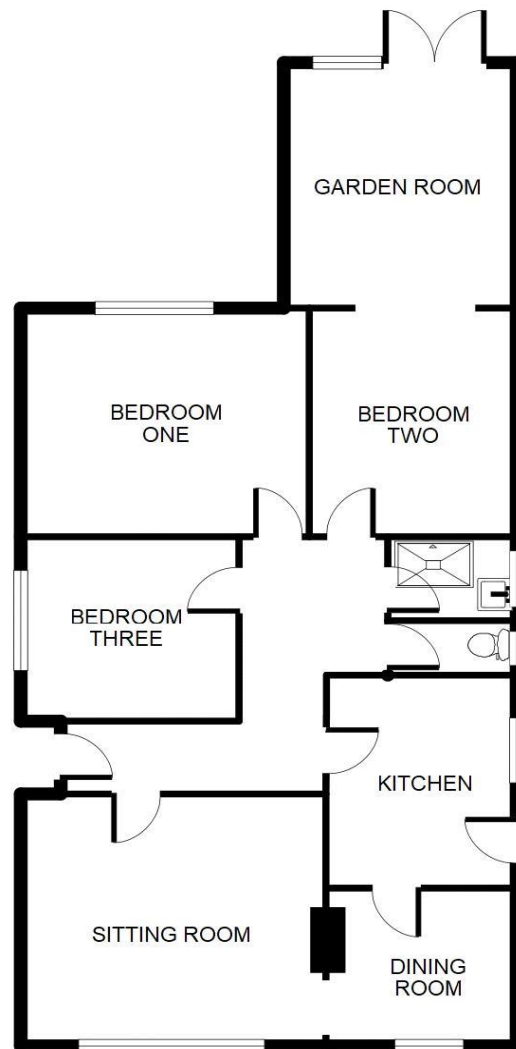
- Entrance Hall 12' 8" x 3' 11" (3.87m x 1.20m)
- Sitting Room 12' 8" x 14' 6" (3.85m x 4.43m)
- Dining Room 9' 6" x 8' 0" (2.90m x 2.43m)
- Kitchen 10' 11" x 8' 8" (3.33m x 2.65m)
- Hallway 13' 3" x 6' 6" (4.05m x 1.98m reducing to 1.06m)
- Bedroom One 13' 10" x 11' 11" (4.22m x 3.64m)
- Bedroom Two 13' 10" x 11' 11" (4.22m x 3.64m)
- Bedroom Three 10' 8" x 8' 4" (3.25m x 2.54m)
- W.C 6' 0" x 2' 9" (1.82m x 0.84m)
- Shower Room 6' 0" x 4' 11" (1.82m x 1.50m)
- Garden Room 12' 5" x 11' 2" (3.78m x 3.40m)
- Rear Garden
- Driveway

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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