



Canterbury Green, Bury St. Edmunds, Suffolk, IP33 2LJ

**MARK · EWIN**  
BURY ST EDMUNDS



## Canterbury Green, Bury St. Edmunds, Suffolk, IP33 2LJ

Located to the west of Bury St Edmunds, convenient for walking to the town centre and West Suffolk Hospital, is this three-bedroom semi-detached property with parking and a garage. The home looks out over a large well maintained green. One can easily walk into town or take the bus which stops at the end of the street. The property comprises, on the ground floor, of entrance hall, bathroom, sitting room, kitchen breakfast room and the conservatory. On the first floor, three good sized bedrooms and the shower room. Outside, parking is offered via a long driveway and garage, with the remainder of the front garden being hard landscaped. The peaceful rear garden is enclosed by fencing with a paved patio and area laid to lawn, the garden is completed by lovely planted beds and garden shed.

Additional Information: Tenure: Freehold  
Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)  
Broadband: Standard, Superfast and Ultrafast are available in this area via Openreach & CityFibre. (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.)

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### Directions

Proceed out of Bury St Edmunds via Out Westgate Street and at the traffic lights turn left onto Vinery Road continue along the road and take your first left hand turning into Barons Road where Canterbury Green can be found the fourth turning on the left hand side 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.

### Accommodation:

Entrance Hall 7' 10" x 5' 10" (2.38m x 1.79m)

Cloakroom 8' 0" x 5' 3" (2.45m x 1.61m)

Sitting Room 10' 11" x 15' 11" (3.32m x 4.86m)

Kitchen 12' 10" x 10' 2" (3.92m x 3.09m)

Conservatory 12' 8" x 9' 1" (3.85m x 2.78m)

First floor Landing

Bedroom One 9' 5" x 16' 0" (2.87m x 4.87m)

Bedroom Two 9' 6" x 8' 8" (2.89m x 2.65m)

Bedroom Three 10' 1" x 6' 11" (3.08m x 2.12m)

Shower Room 6' 6" x 4' 8" (1.98m x 1.43m)

Outside

Front & Rear Gardens

Garage & Parking

### Additional Information:

Council Tax Band: C

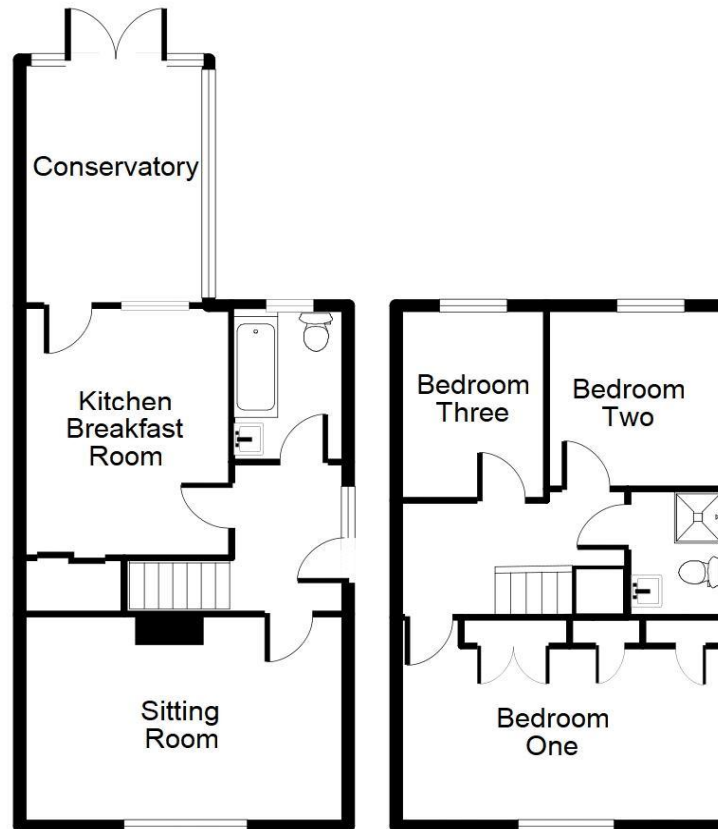
EPC Rating: D

Tenure: Freehold

**Offers Over £290,000  
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.

[www.markewin.co.uk](http://www.markewin.co.uk)

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