



Mead Road, Bury St. Edmunds, Suffolk, IP32 7PE

**MARK · EWIN**  
BURY ST EDMUNDS



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IP32 7PE

Located on the popular and well-served Moreton Hall development is this three-bedroom semi-detached property.

The accommodation on the ground floor includes an entrance hall, cloakroom, kitchen/breakfast room and sitting room with doors leading to the garden. On the first floor, there are three bedrooms, the principal benefits from an en suite shower room and a built-in cupboard.

Outside, the front is mainly laid to lawn with a low hedge border. The garden, being to the side of the property, is laid to lawn with a decking area and garden shed, there is an access gate leading to the two allocated parking spaces.

#### Additional Information:

Tenure: Freehold

Broadband: Standard, Superfast & Ultrafast are available in this area via Openreach & CityFibre. (Source Ofcom)

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (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

Leave the A14 at junction 44 and take the exit signposted Moreton Hall. Go straight over the next roundabout into Bedingfield Way. At the end of this road take the third exit into Skyliner Way, then left into Primack Road and left again into Mead Way. The property can then 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 6' 8" x 5' 7" (2.02m x 1.70m)

Cloakroom 5' 1" x 3' 4" (1.54m x 1.02m)

Sitting Room 14' 10" x 10' 4" (4.53m x 3.15m)

Kitchen/Breakfast Room 14' 10" x 7' 11" (4.52m x 2.42m)

Bedroom One 10' 7" x 9' 0" (3.22m x 2.75m)

Ensuite 7' 10" x 4' 10" (2.39m x 1.47m)

Bedroom Two 8' 5" x 8' 4" (2.56m x 2.53m)

Bedroom Three 8' 4" x 6' 4" (2.53m x 1.92m)

Bathroom 6' 4" x 5' 7" (1.93m x 1.70m)

Front & Rear Gardens

Allocated Parking

### Additional Information:

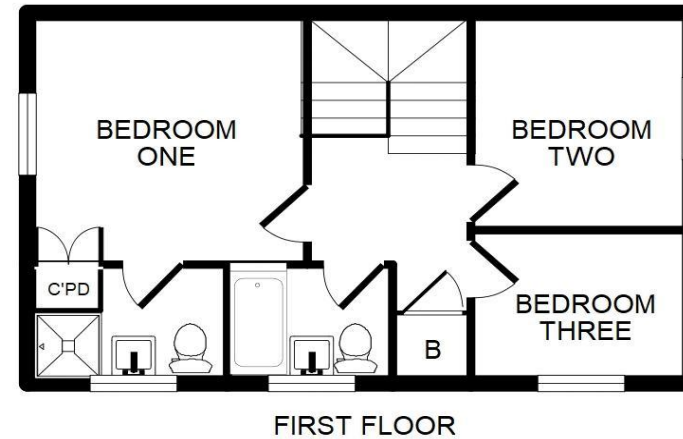
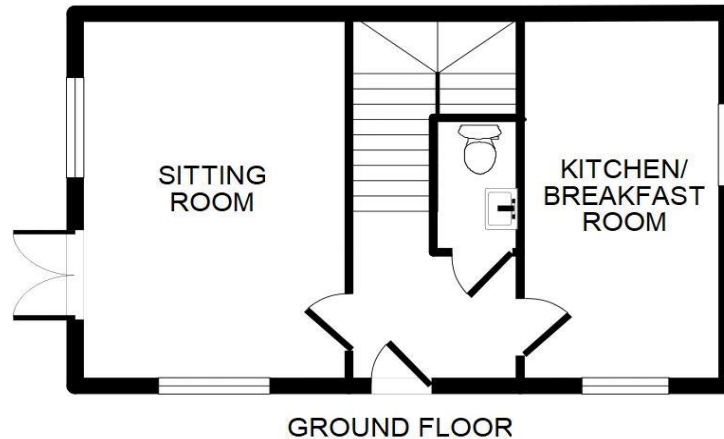
Council Tax Band: C

EPC Rating: C

Tenure: Freehold

Offers Over £280,000  
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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