



St Andrews Street North, Bury St. Edmunds, Suffolk, IP33 1TH

**MARK · EWIN**  
BURY ST EDMUNDS



Located a stone's throw from Bury St Edmunds town centre is this attractive Victorian three-bedroom end terrace house with off-road parking and garage. The location not only offers the conveniences of living in the town centre but also affords rapid access to the train station, bus station and if by car the A14.

The well presented accommodation offers, on the ground floor, an entrance hall, cloakroom, separate dining room, sitting room, kitchen and breakfast area with double doors leading to the outside patio completes the ground floor accommodation. The property also benefits from a cellar which is currently used as an office.

On the first floor there are three bedrooms and a family bathroom, with the main bedroom benefitting from an en-suite and fitted wardrobes.

Outside, the front benefits from off road parking and garage with a paved pathway leading to the front door. The rear garden is mainly laid to lawn with a patio area and seating which is enclosed by a brick and flint wall.

#### Additional Information:

EPC Rating: TBC

Council Tax Band: C

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. (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

Continue along St Johns Street and turn left onto Ipswich Street. At the roundabout take the first exit onto Tayfen Road A1302 and at the next roundabout take the first exit onto St Andrews Street North where the property can be found.

#### 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 14' 10" x 6' 5" (4.51m x 1.96m)

Sitting Room 13' 5" x 14' 10" (4.09m x 4.53m max)

Dining Room 11' 9" x 11' 3" (3.58m x 3.42m)

Kitchen 8' 7" x 11' 7" (2.62m x 3.52m)

Breakfast Area 12' 8" x 10' 4" (3.85m x 3.14m)

Cloakroom 5' 7" x 6' 5" (1.69m x 1.95m)

First Floor Landing 14' 10" x 5' 11" (4.51m x 1.80m)

Bedroom One 13' 5" x 14' 4" (4.09m x 4.37m max)

Bedroom Two 10' 5" x 10' 8" (3.17m x 3.25m)

Bedroom Three 8' 4" x 10' 8" (2.54m x 3.25m max)

Family Bathroom 5' 4" x 8' 6" (1.62m x 2.60m)

En-Suite 4' 10" x 4' 2" (1.48m x 1.27m)

Cellar 13' 5" x 14' 4" (4.08m x 4.37m max)

Garage 22' 6" x 10' 2" (6.85m x 3.09m)

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**Guide Price £550,000**  
**Freehold**





**TOTAL: 1447 sq. ft, 135 m2**  
 BELOW GROUND: 200 sq. ft, 19 m2, FLOOR 2: 693 sq. ft, 64 m2, FLOOR 3: 554 sq. ft, 52 m2  
 EXCLUDED AREAS: GARAGE: 227 sq. ft, 21 m2, FIREPLACE: 7 sq. ft, 1 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



**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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