



Huntingfield Road, Bury St. Edmunds, Suffolk, IP33 2JE

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP33 2JE

A three-bedroom semi-detached property located on the popular west side of Bury St Edmunds and benefitting from off-road parking and a garage.

The accommodation comprises a hallway, sitting room, kitchen with a walk-in pantry, dining room and ground floor bathroom. Upstairs, there are three bedrooms, the principal benefits from built-in wardrobes.

Outside, the garden is mainly laid to lawn with a paved patio area and parking is offered via a driveway and single garage. The garage benefits from power and light, an electric roller door and new roofing.

Additional Information:

Tenure: Freehold

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

Services: Mains Gas, Electric, Water and Drainage. Heating offered via gas central heating with a new boiler having been fitted with a 5-year guarantee.

(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 into Horringer Road. Turn right into Glastonbury Road and Huntingfield Road is the Forth right hand turning.

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:

Hallway 7' 10" x 5' 7" (2.38m x 1.70m)

Sitting Room 15' 11" x 10' 11" (4.86m x 3.33m reducing to 2.87m)

Kitchen 16' 10" x 10' 2" (5.13m x 3.10m)

Dining Room 27' 6" x 7' 2" (8.38m x 2.18m)

Bathroom 7' 7" x 5' 3" (2.32m x 1.60m)

Landing

Bedroom One 10' 11" x 15' 11" (3.34m reducing to 2.73m x 4.86m)

Bedroom Two 13' 1" x 8' 6" (3.99m x 2.60m)

Bedroom Three 10' 0" x 7' 1" (3.05m x 2.16m)

Rear Garden

Driveway & Garage

Additional Information:

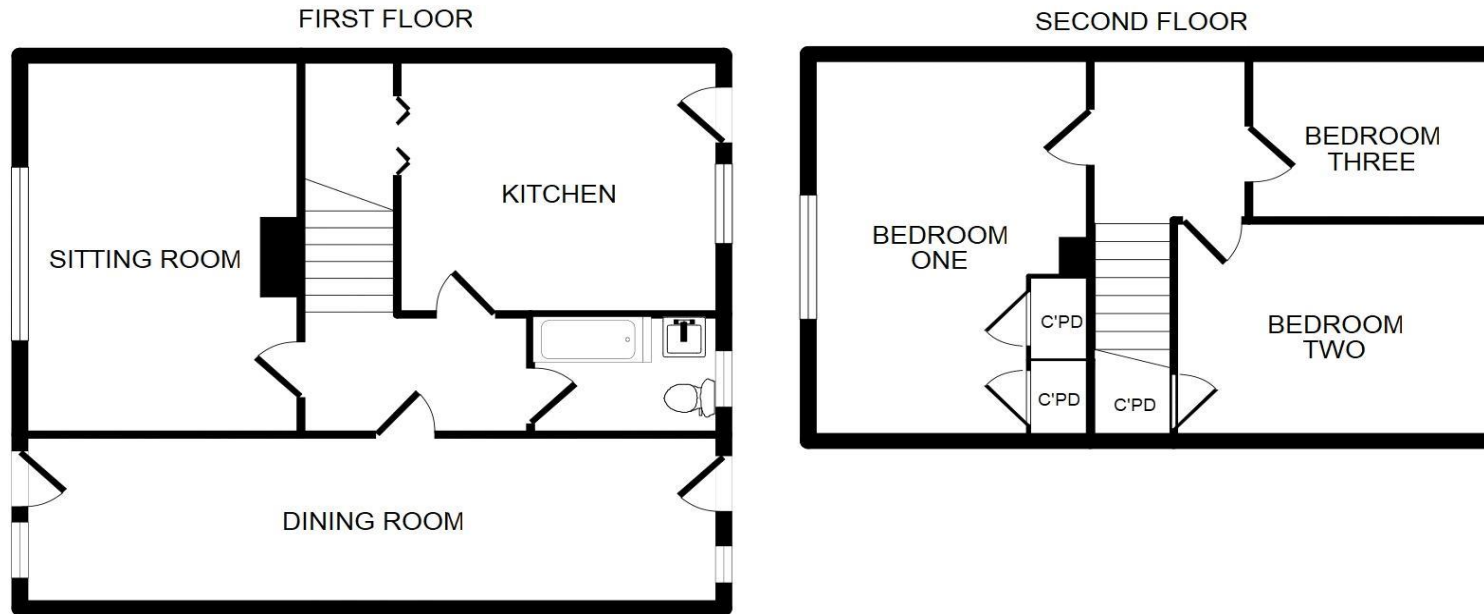
Council Tax Band: C

EPC Rating: D

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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