



Blomfield Street, Bury St. Edmunds, Suffolk, IP33 1TD

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP33 1TD

Located within walking distance of the town centre, bus and train station is this three-bedroom Victorian terraced property arranged over three floors.

The accommodation comprises, on the ground floor, of an entrance hall, sitting room, dining room and modern fitted kitchen. From the dining room stairs lead to the lower ground floor where a bedroom, further reception room, utility room and shower room can be found, both benefitting from underfloor heating. From the reception room there is access to the rear garden.

On the first floor, two further bedrooms are located with a further shower room.

Outside, front garden with pathway to the entrance door. The rear garden is enclosed by fencing, being mainly laid to lawn with stepping stones leading to the paved patio area. Parking is offered via a permit with West Suffolk Council.

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. (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

Heading along St Andrews Street North, turn left into Bishops Road, continue along this road into Blomfield Street, 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

Sitting Room 14' 0" x 10' 11" (4.27m x 3.32m) maximum into bay

Dining Room 11' 5" x 14' 1" (3.49m x 4.29m)

Kitchen 8' 11" x 7' 7" (2.71m x 2.32m)

Lower Ground Floor

Bedroom Three 11' 4" x 13' 6" (3.46m x 4.11m)

Reception Room 11' 6" x 13' 7" (3.50m x 4.14m)

Utility Room 3' 10" x 7' 7" (1.18m x 2.32m)

Shower Room 4' 8" x 7' 7" (1.43m x 2.30m)

First Floor

Landing

Bedroom One 11' 5" x 14' 1" (3.49m x 4.30m)

Bedroom Two 11' 2" x 10' 11" (3.40m x 3.34m)

Shower Room 8' 10" x 7' 9" (2.68m x 2.37m)

Outside

Front & Rear Gardens

Additional Information:

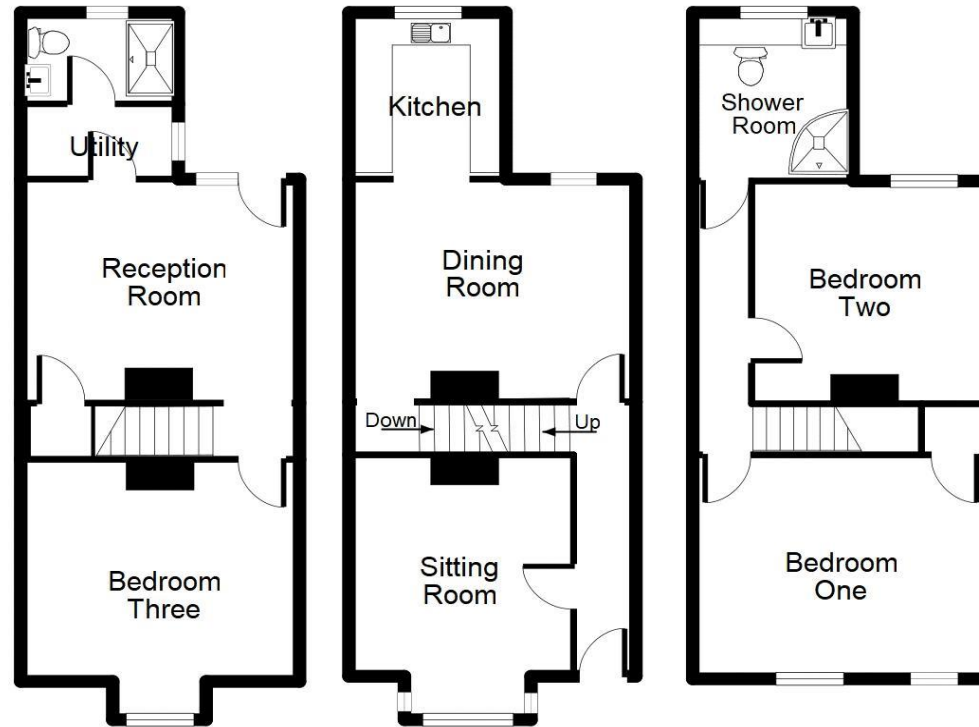
Council Tax Band: C

EPC Rating: C

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.

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