



Shackeroo Road, Bury St. Edmunds, Suffolk, IP32 7FB

MARK EWIN
BURY ST EDMUNDS

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Suffolk, IP32 7FB

Offered For Sale in the popular area of Moreton Hall is this three double bedroom, town house style property on Lark Grange, located on the outskirts of Bury St Edmunds. The property offers the opportunity of a delightful family home.

The property offers well-presented accommodation of an entrance hall, sitting room, kitchen / dining room and cloakroom. On the first floor, two bedrooms are located along with the family bathroom complete with shower and bath, and on the second floor the principal bedroom can be found with en-suite.

Outside, parking is offered via two allocated parking spaces. The rear garden is enclosed by fencing and offers a paved patio area.

Additional Information:

Tenure: Freehold

Mobile Coverage: EE, Three, O2 and Vodafone are listed as 'limited' in this area.

Broadband: Standard and ultrafast are available in this area. Services: Mains Electric, Water, Gas and Drainage. Heating via gas fired central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Travelling east along Mount Road heading out of Bury St Edmunds, continue over the roundabout and take your left-hand turning into Shackeroo Road. Keep following the road and the property can be found on the left hand side just after the green.

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

Kitchen 11' 2" x 9' 8" (3.41m x 2.95m max)

Sitting And Dining Room 12' 1" x 15' 4" (3.68m x 4.68m)

First Floor Landing

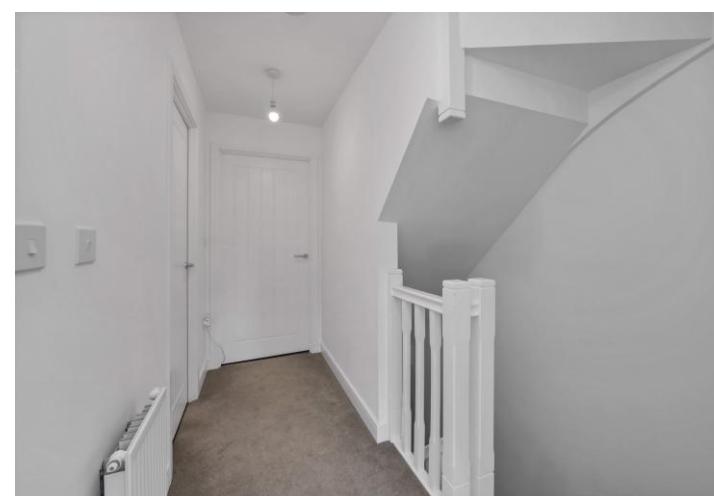
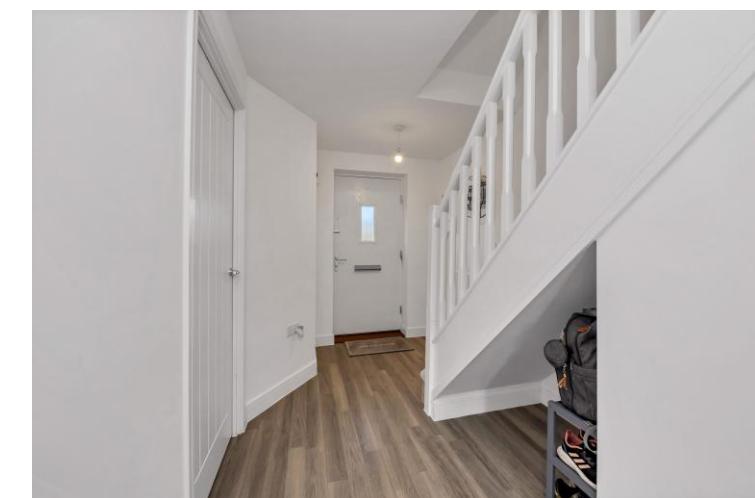
Bedroom Two 12' 1" x 13' 6" (3.69m x 4.11m)

Bedroom Three 9' 8" x 8' 2" (2.94m x 2.49m)

Family Bathroom 8' 2" x 5' 7" (2.49m x 1.69m)

Bedroom One 16' 9" x 12' 8" (5.10m x 3.86m)

En-Suite 7' 1" x 4' 7" (2.16m x 1.39m)



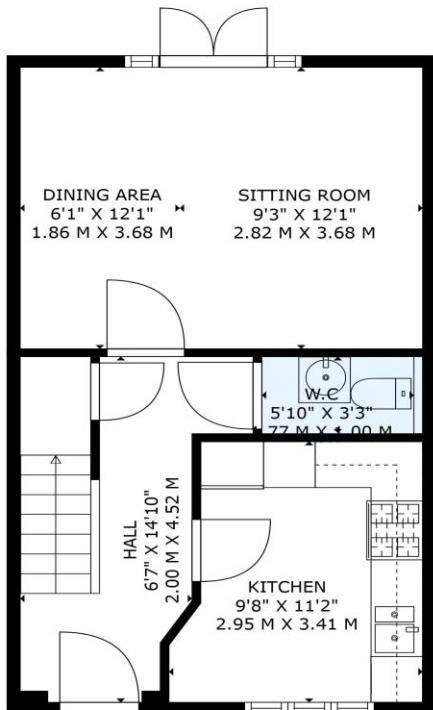
Additional Information:

Council Tax Band: D

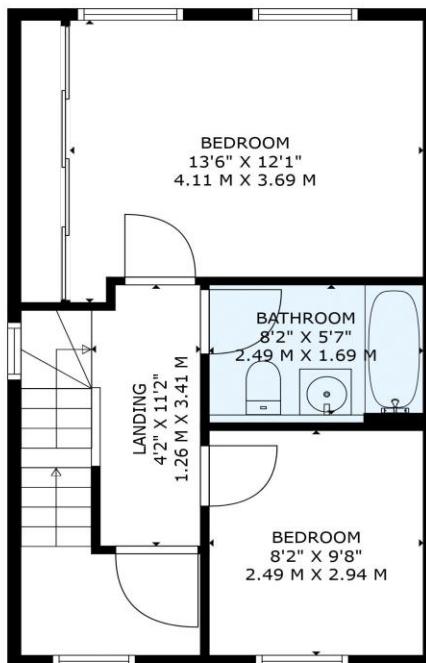
EPC Rating: B

Tenure: Freehold

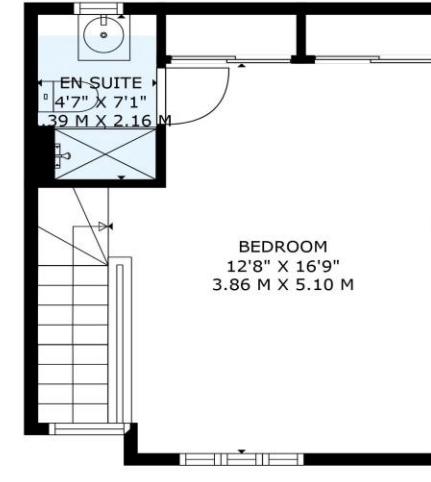
Asking Price £325,000
Freehold



FLOOR 1



FLOOR 2



FLOOR 3

TOTAL: 1104 sq. ft, 103 m²
 FLOOR 1: 418 sq. ft, 39 m², FLOOR 2: 419 sq. ft, 39 m², FLOOR 3: 267 sq. ft, 25 m²
 EXCLUDED AREAS: LOW CEILING: 18 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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