



Gloucester Road, Bury St. Edmunds, Suffolk, IP32 6DN

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP32 6DN

A three-bedroom semi-detached property
located to the north of Bury St Edmunds.

The property comprises entrance hall,
sitting/dining room, kitchen, dining
room/study and cloakroom. On the first
floor, there are three bedrooms and a
bathroom.

Outside, the property offers a driveway
providing off road parking. The good-sized
rear garden is laid to lawn with a patio area
and is enclosed by fencing.

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

Leaving Bury St Edmunds along Fornham Road and continue straight
over the traffic lights onto Mildenhall Road. Take the left hand turning
into Trent Road then left again in to Acacia Avenue. Follow the road
round to the right into Gloucester Road, 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 11' 2" x 3' 1" (3.41m x 0.93m)

Sitting Room 18' 2" x 11' 3" (5.54m x 3.43m)

Kitchen 12' 4" x 11' 2" (3.77m x 3.41m)

Dining Room / Study 8' 1" x 8' 6" (2.46m x 2.60m)

Cloakroom 4' 6" x 2' 9" (1.38m x 0.83m)

Landing

Bedroom 11' 3" x 10' 3" (3.44m x 3.13m)

Bedroom 10' 8" x 9' 9" (3.24m reducing to 2.38m x 2.96m reducing to 1.15m)

Bedroom 7' 5" x 7' 11" (2.27m x 2.42m)

Bathroom 5' 6" x 9' 11" (1.67m reducing to 0.98m x 3.02m reducing to 2.06m)

Front & Rear Garden

Driveway

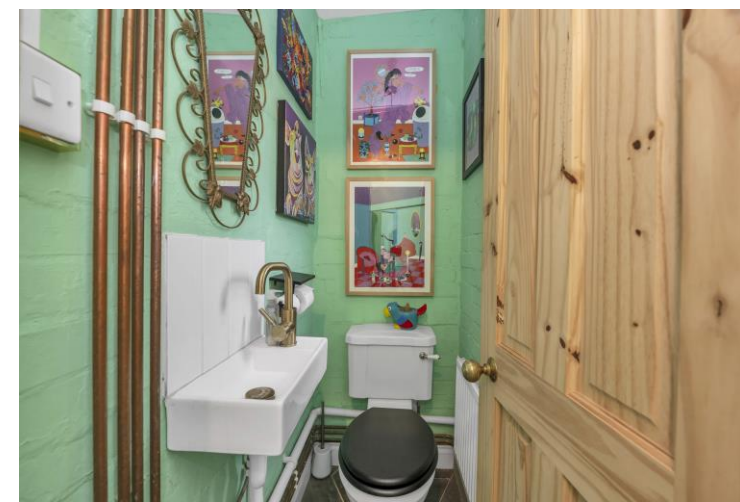
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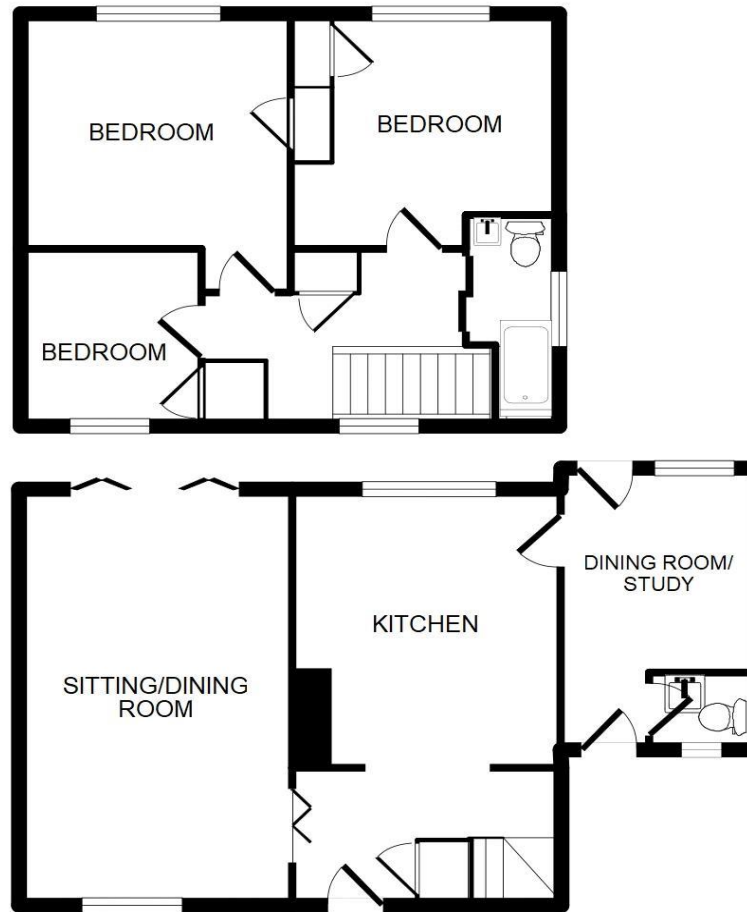
Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Guide Price £270,000
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.

www.markewin.co.uk

01284 217530 team@markewin.co.uk
77 St Johns Street, Bury St Edmunds
Suffolk, IP33 1SQ

