



Ridley Road, Bury St. Edmunds, Suffolk, IP33 3HZ

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP33 3HZ

This three bedroom, end of terrace property located on Bury St Edmunds Westley Estate. On the ground floor, property offers an entrance hall, sitting room, kitchen and cloakroom.

On the first floor, the three bedrooms can be found along with the shower room.

Outside, the rear garden has an area laid to lawn, shingle and decking and is enclosed by fencing and a brick wall. Parking is via on street.

Additional Information:

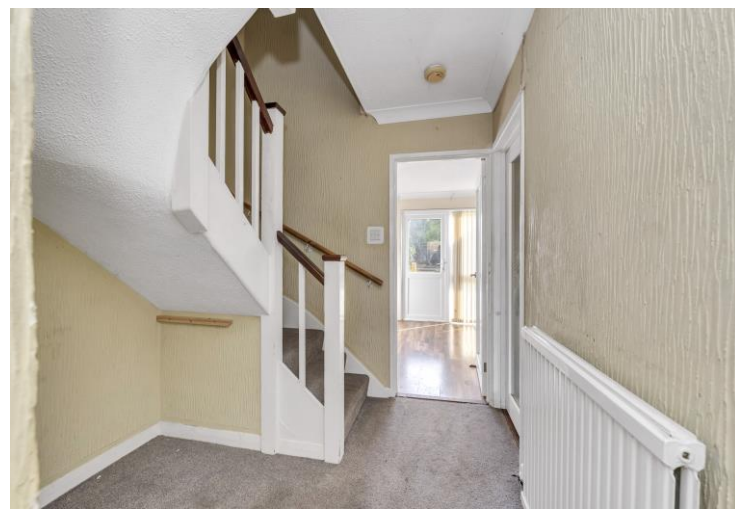
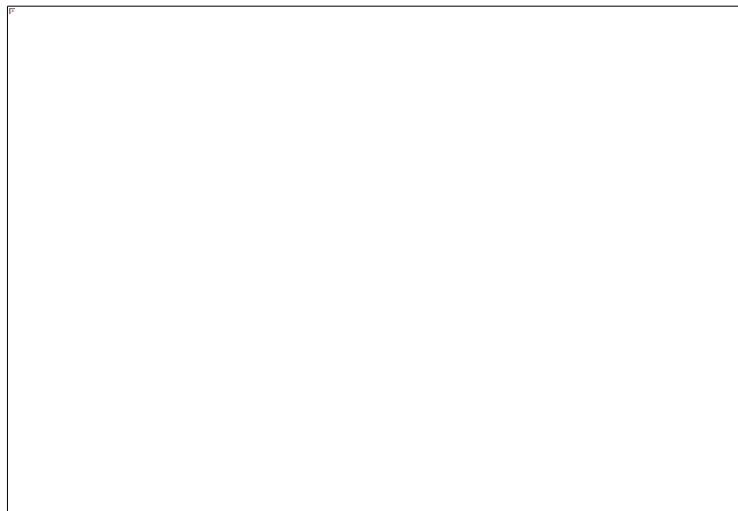
Tenure: Freehold

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

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating offered via gas central heating.

(Please note that none of the services have been tested by the selling agent.)



Directions

Heading out of town along Westley Road, turn right into Oliver Road, take your second right into Ridley Road and the property will be located on your right-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.

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Accommodation:

Entrance Hall 13' 5" x 7' 7" (4.08m x 2.30m)

Sitting Room 13' 3" x 12' 2" (4.05m x 3.70m)

Kitchen/Dining Room 16' 6" x 9' 5" (5.04m x 2.87m)

Cloakroom 3' 0" x 5' 9" (0.92m x 1.74m)

Rear Lobby 3' 0" x 3' 4" (0.91m x 1.01m)

Landing 7' 5" x 7' 6" (2.27m x 2.29m)

Bedroom 12' 3" x 12' 9" (3.73m reducing to 3.02m x 3.89m)

Bedroom 12' 2" x 10' 2" (3.70m x 3.11m)

Bedroom 7' 6" x 9' 3" (2.29m x 2.81m)

Bathroom 7' 6" x 5' 5" (2.29m x 1.64m)

Rear Garden

Additional Information:

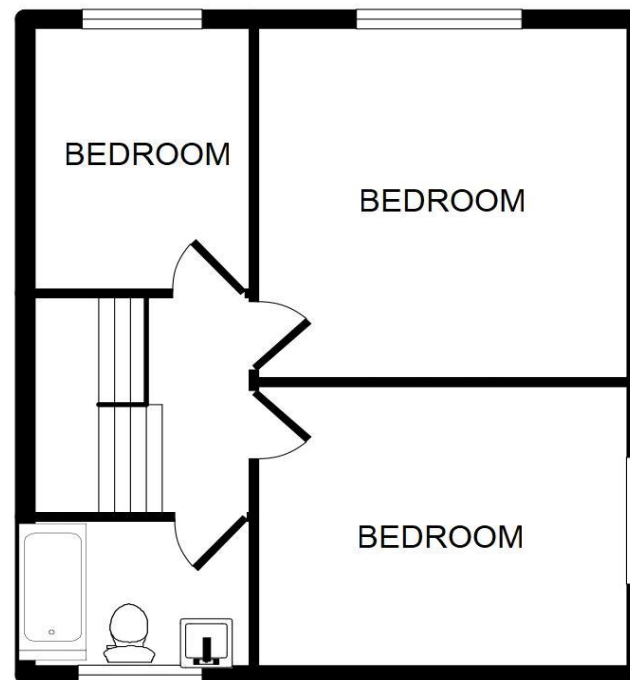
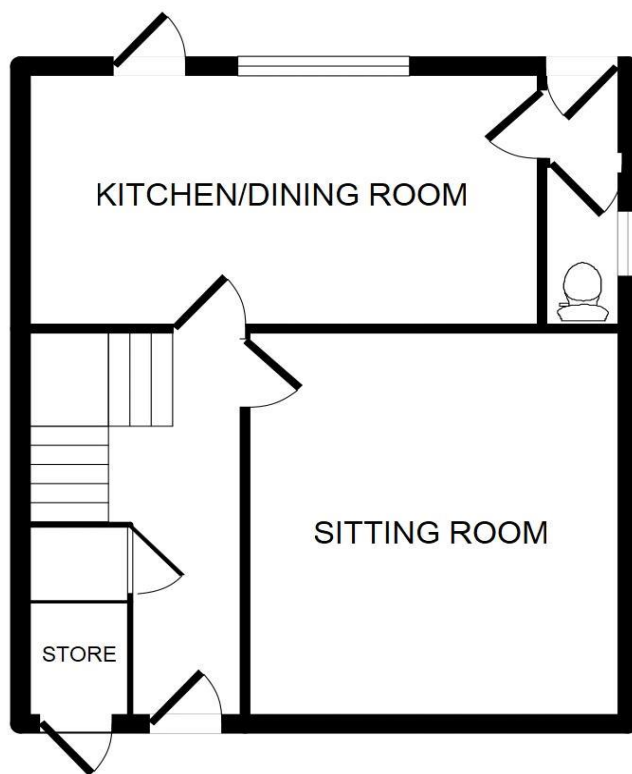
Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Offers Over £200,000
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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