



York Road, Bury St. Edmunds, Suffolk, IP33 3EQ

MARK · EWIN
BURY ST EDMUNDS

York Road, Bury St. Edmunds, Suffolk,
IP33 3EQ

A Victorian style, townhouse in a popular location and a short walk to the Town Centre. The property offers family accommodation over four floors.

On the ground floor there is a sitting room, dining room and extended kitchen/ breakfast room with doors leading to the garden, the property also benefits from a cellar. Moving to the first floor there are two bedrooms and a family bathroom off a landing with stairs to the attic room/ bedroom three.

Outside, the front garden is laid to shingle with a path leading to the front door and a gated front. The rear garden is mainly laid to lawn with a decking area, garden shed 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

Leave Bury St Edmunds along Risbygate Street and continue on to Out Risbygate. Take the next left turn into York Terrace and at the end of this road turn right in to York Road.

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.

MARK·EWIN
BURY ST EDMUNDS

Accommodation:

Entrance Hall

Sitting Room 12' 0" x 12' 0" (3.65m x 3.67m)

Dining Room 11' 11" x 12' 2" (3.62m x 3.70m)

Kitchen Area 9' 2" x 8' 10" (2.80m x 2.70m)

Breakfast Area 11' 3" x 8' 9" (3.44m x 2.66m)

Cellar 11' 7" x 15' 5" (3.54m x 4.71m)

First Floor Landing

Bedroom One 12' 0" x 15' 6" (3.65m x 4.73m)

Bedroom Two 12' 0" x 10' 0" (3.67m x 3.05m)

Bathroom 9' 2" x 9' 0" (2.79m x 2.74m)

Bedroom Three 12' 0" x 12' 3" (3.65m x 3.73m)

Front & Rear Gardens

Additional Information:

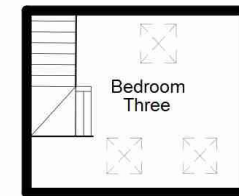
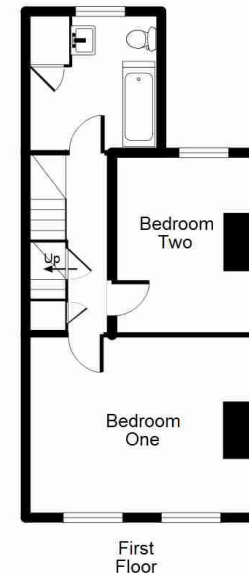
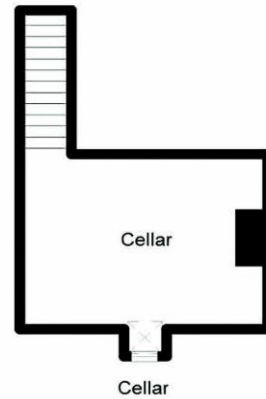
Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold

Guide Price £450,000
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

