



The Street, Fornham St. Martin, Bury St. Edmunds, Suffolk, IP31 1SW

**MARK · EWIN**  
BURY ST EDMUNDS



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Located in the popular village of Fornham St Martin is this attractive brick and flint, one-bedroom cottage with off-road parking.

The property offers well-presented accommodation on the ground floor of an welcoming sitting room featuring a wood burner, a well-appointed kitchen/breakfast room with doors leading into the garden. On the first floor, a double bedroom can be found along with the modern bathroom.

The rear garden offers a private space with a paved patio. Parking is offered via a driveway to the side of the property.

#### 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 offered via gas central heating.

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



#### Directions

Leaving Bury St Edmunds heading north along Fornham Road, at the traffic lights turn right onto Tollgate Lane and bear left onto Thetford Road (B1106), continue along this road entering Fornham St Martin. The property can be found on the right hand side.

#### Location

Fornham St Martin village has amenities including a public house, Church and village hall. The historic market town of Bury St Edmunds is approximately 2 miles away and provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway. Bury St Edmunds also has good rail links.



**Accommodation:**

Sitting Room 11' 10" x 10' 2" (3.60m x 3.10m)

Kitchen 11' 10" x 6' 7" (3.6m reducing to 2.5m x 2.0m)

Breakfast Room 6' 11" x 6' 3" (2.10m x 1.90m)

Landing

Bedroom 12' 2" x 10' 6" (3.70m x 3.20m)

Bathroom 9' 10" x 6' 11" (3.00m reducing to 2.10m x 2.10m)

Front & Rear Gardens

Driveway

**Additional Information:**

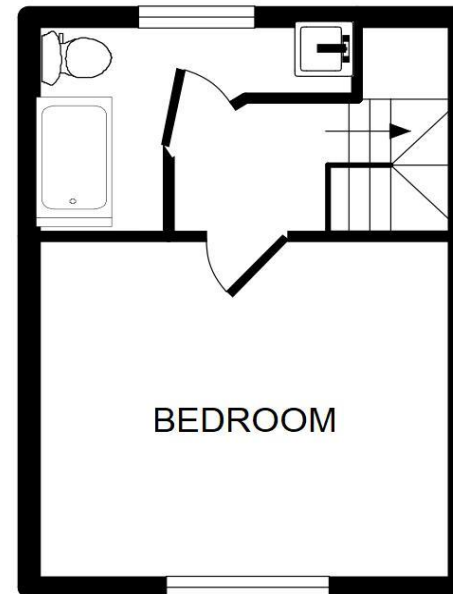
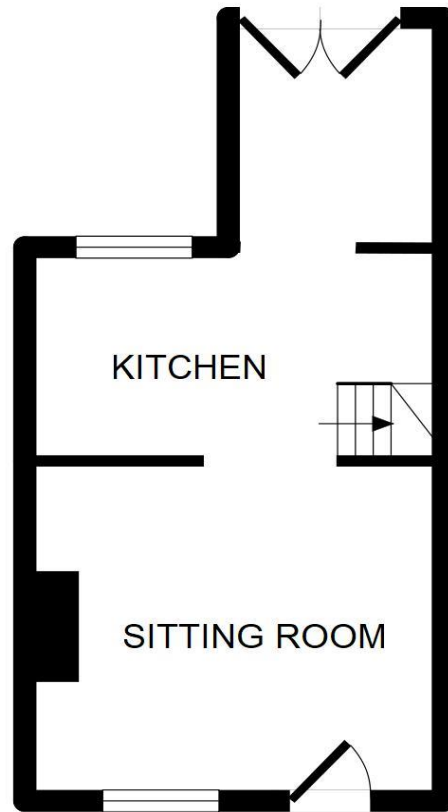
Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Offers Over £220,000  
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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