



Bockhill Road, Bury St. Edmunds, Suffolk, IP33 3XD

**MARK · EWIN**  
BURY ST EDMUNDS



Bockhill Road, Bury St. Edmunds,  
Suffolk, IP33 3XD

Located to the popular western outskirts of Bury St Edmunds is this extended, three-bedroom semi-detached house benefitting from a garage and off-road parking.

The property offers ground floor accommodation to include an entrance porch and hall, sitting room, modern kitchen/dining room, cloakroom and home office. On the first floor, there are three bedrooms, all with built-in cupboards/wardrobes and the family bathroom completes the accommodation.

Outside, parking is offered via a driveway leading to the single garage. The rear garden is enclosed by fencing and offers a paved patio area with raised beds and steps leading to a further area laid to lawn.

#### 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 via Westley Road, turn left into Flemyng Road and take the right hand turn into Starre Road. Bockhill Road will be the second turning on the left hand side and the property can be found on the left.

#### 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 Porch 6' 10" x 3' 5" (2.08m x 1.04m)

Hallway 6' 2" x 12' 0" (1.89m x 3.66m)

Sitting Room 11' 10" x 13' 9" (3.60m x 4.18m reducing to 3.66m)

Kitchen/Dining Room 18' 4" x 9' 10" (5.59m x 3.00m reducing to 2.55m)

Cloakroom 3' 10" x 3' 4" (1.18m x 1.02m)

Home Office 11' 4" x 18' 9" (3.46m reducing to 2.46m x 5.71m reducing to 2.44m)

Landing

Bedroom 12' 1" x 12' 0" (3.69m reducing to 3.10m x 3.66m reducing to 3.50m)

Bedroom 12' 1" x 10' 4" (3.68m reducing to 2.42m x 3.14m)

Bedroom 6' 11" x 8' 11" (2.1m x 2.71m reducing to 2.00m)

Bathroom 8' 0" x 5' 6" (2.43m x 1.67m)

Front & Rear Gardens

Garage 10' 8" x 12' 8" (3.24m x 3.85m)

### Additional Information:

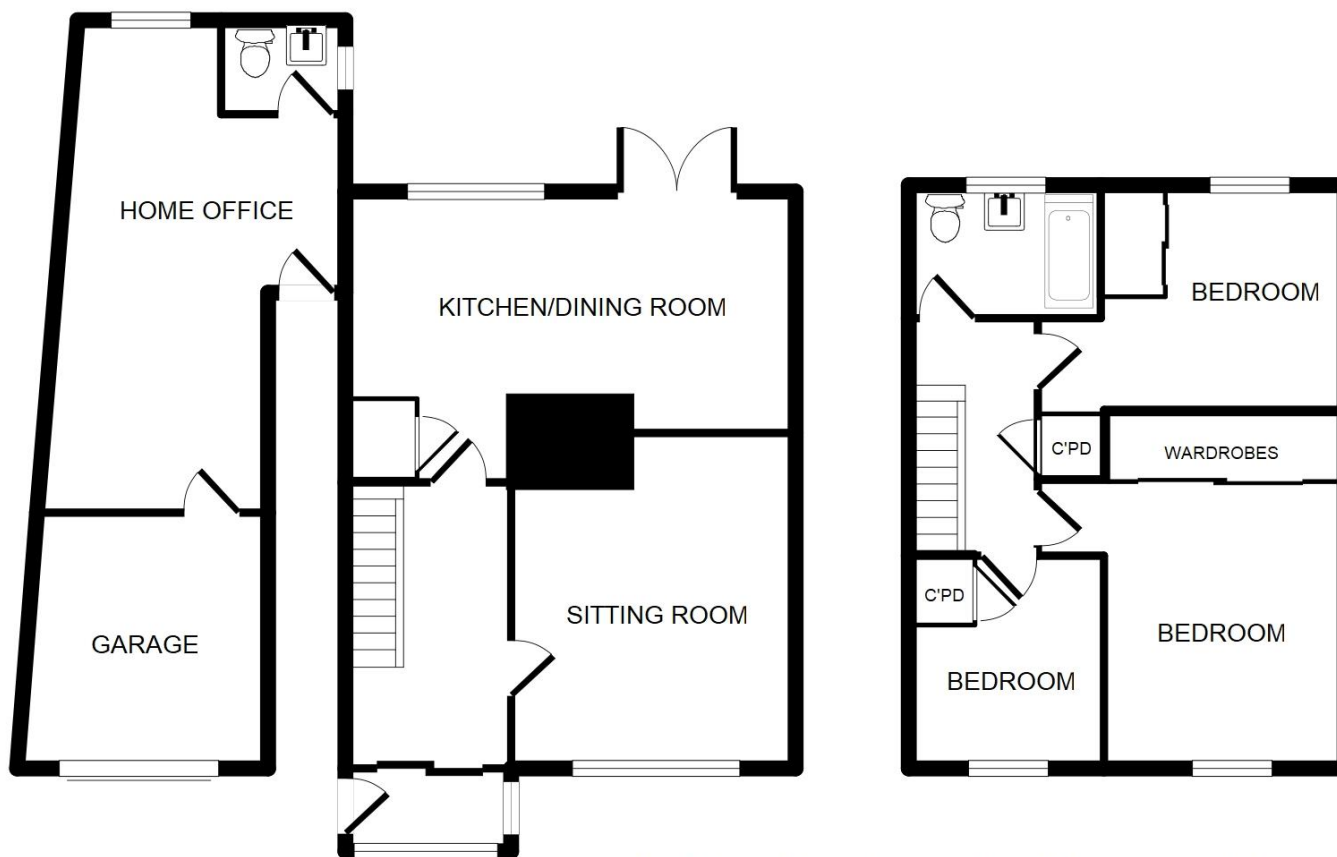
Council Tax Band: C

EPC Rating:

Tenure: Freehold

Guide Price £325,000  
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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