



Hepworth Avenue, Bury St. Edmunds, Suffolk, IP33 3XS

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP33 3XS

A two-bedroom, end of terrace property located a short distance from the town centre and benefitting from off-road parking.

The accommodation on the ground floor comprises an entrance hall, cloakroom, fitted kitchen and sitting room with doors leading to the conservatory. Moving to the first floor, there are two bedrooms and a modern bathroom.

Outside, the front garden is laid to lawn with mature shrubs, tree and path leading to the front door. The rear garden is laid to lawn with a paved patio and garden shed. Parking is offered via a driveway.

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 Electric, Water and Drainage. Heating via electric storage heaters.

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

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Directions

From the town centre proceed out of town along Risbygate Street A1302. Go over a mini roundabout and continue along onto Newmarket Road. Take the next left into Denham Close and follow this road round to the left into Hepworth Avenue, 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 5' 2" x 3' 0" (1.58m x 0.92m)

Cloakroom 5' 2" x 2' 7" (1.57m x 0.80m)

Kitchen 7' 10" x 6' 1" (2.40m x 1.86m)

Sitting Room 18' 0" x 12' 2" (5.49m reducing to 4.69m x 3.71m)

Conservatory 7' 4" x 7' 8" (2.23m x 2.33m)

Landing

Bedroom 11' 7" x 8' 11" (3.54m x 2.73m)

Bedroom 11' 8" x 6' 6" (3.56m x 1.98m reducing to 1.78m)

Bathroom 5' 4" x 8' 4" (1.63m x 2.55m reducing 1.91m)

Front & Rear Gardens

Off-road parking

Additional Information:

Council Tax Band: B

EPC Rating:

Tenure: Freehold

Offers Over £230,000
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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