



Manderville Road, Bury St. Edmunds, Suffolk, IP33 2JB

**MARK · EWIN**  
BURY ST EDMUNDS



## Manderville Road, Bury St. Edmunds, Suffolk, IP33 2JB

Located on the popular western outskirts of Bury St Edmunds is this three-bedroom detached bungalow which has been updated and improved by the current owners, the property benefits from an outlook over a small green to the front.

The accommodation comprises; entrance porch, sitting/dining room, kitchen and inner hallway leading to the three bedrooms and bathroom.

Outside, the property offers both a front and rear garden, with the rear garden offering off road parking leading to the garage and the remainder being laid to lawn. The front garden offers a patio area with the remainder being laid to lawn with pathway leading to the front door.

### Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2 & Three are listed as 'likely' in this area whilst Vodafone is listed as 'Limited'. (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

Proceed out of Bury on the Horringer Road towards Haverhill and take the right hand turning onto Glastonbury Road. Carry along down Glastonbury Road and then turn right onto Huntingfield Road. Manderville Road is the next right turn where the property can be found on the 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.



## Accommodation:

Entrance Lobby

Sitting Room 14' 6" x 16' 4" (4.43m x 4.99m) maximum

Dining Area 8' 2" x 7' 10" (2.50m x 2.38m)

Kitchen 8' 8" x 12' 0" (2.65m x 3.65m)

Inner Hallway

Bathroom 6' 2" x 8' 0" (1.88m x 2.44m)

Bedroom One 13' 7" x 10' 0" (4.15m x 3.05m)

Bedroom Two 9' 7" x 9' 8" (2.92m x 2.95m)

Bedroom Three 10' 8" x 9' 5" (3.25m x 2.86m) maximum

Outside

Driveway & Garage

Front & Rear Gardens

## Additional Information:

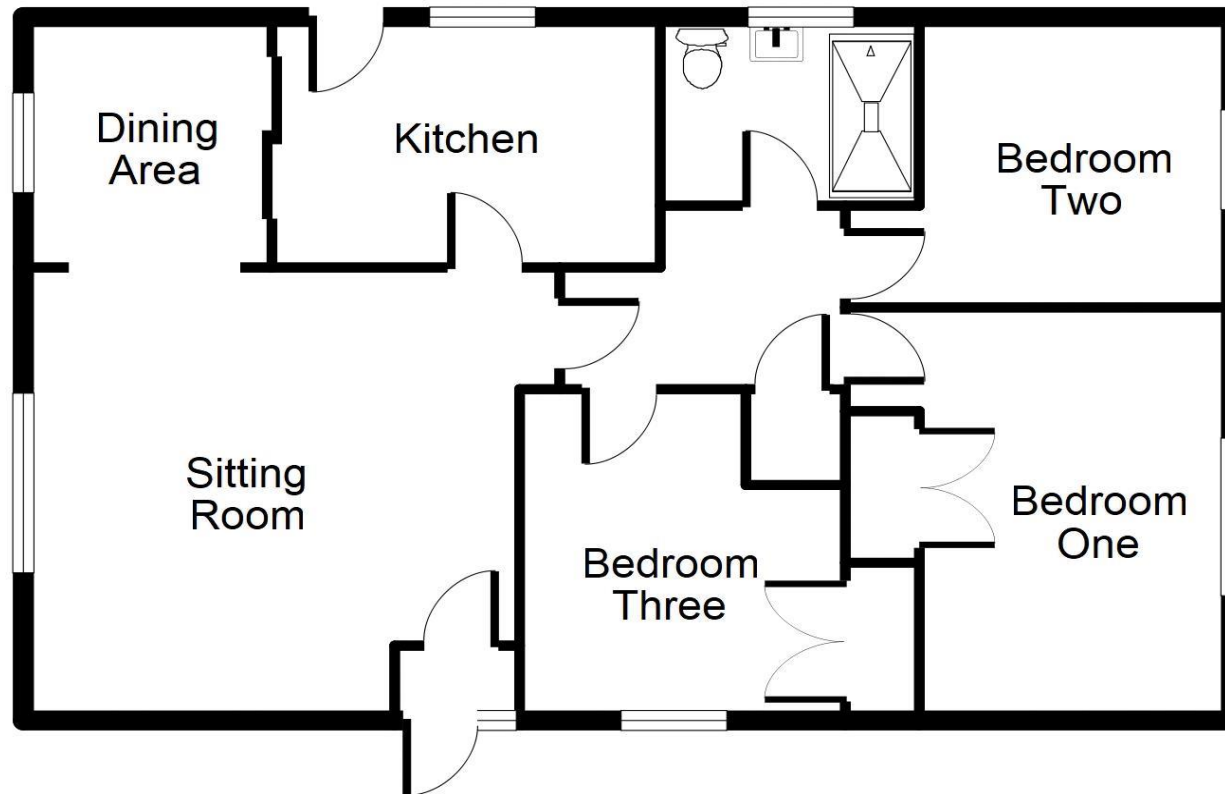
Council Tax Band: D

EPC Rating: D

Tenure: Freehold

Offers Over £350,000  
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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