



Abbot Road, Bury St. Edmunds, Suffolk, IP33 3UW

MARK · EWIN
BURY ST EDMUNDS

Abbot Road, Bury St. Edmunds, Suffolk,
IP33 3UW

A three-bedroom, detached bungalow,
located within the sought-after west side of
Bury St Edmunds.

The property offers an entrance hall, sitting
room, fitted kitchen, three bedrooms, one
of which is currently being used as a dining
room and a shower room and separate WC
complete the accommodation on offer.

Outside, a driveway provides ample off-road
parking and leads to single garage. The
delightful rear garden is mainly laid to lawn
with planted beds, a paved patio area, side
access to the garage and a garden shed.

Additional Information:

Tenure: Freehold

Broadband: Standard, Superfast & Ultrafast
are available in this area. (Source Ofcom)

Mobile Coverage: EE, O2, Three & Vodafone
are listed as 'likely' in this area. (Source
Ofcom)

Services: Mains Gas, Electric, Water and
Drainage. Heating is offered via gas central
heating.

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



Directions

From the town centre proceed out of town along Out Westgate A143, turn right into Petticoat Lane and continue along this road. When the road bares sharp right, turn left into Abbot Road 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:

Hallway 12' 6" x 4' 0" (3.80m x 1.21m)

Sitting Room 17' 11" x 13' 9" (5.47m x 4.19m reducing to 3.62m)

Kitchen 11' 3" x 10' 9" (3.43m x 3.27m)

Bedroom 9' 3" x 10' 8" (2.83m x 3.26m)

Bedroom 12' 2" x 11' 7" (3.72m x 3.54m)

Bedroom/Reception 11' 7" x 11' 6" (3.54m x 3.50m reducing to 2.76m)

WC 6' 4" x 2' 6" (1.93m x 0.75m)

Shower Room 6' 4" x 5' 5" (1.92m x 1.64m)

Rear Garden

Driveway & Garage

Additional Information:

Council Tax Band: D

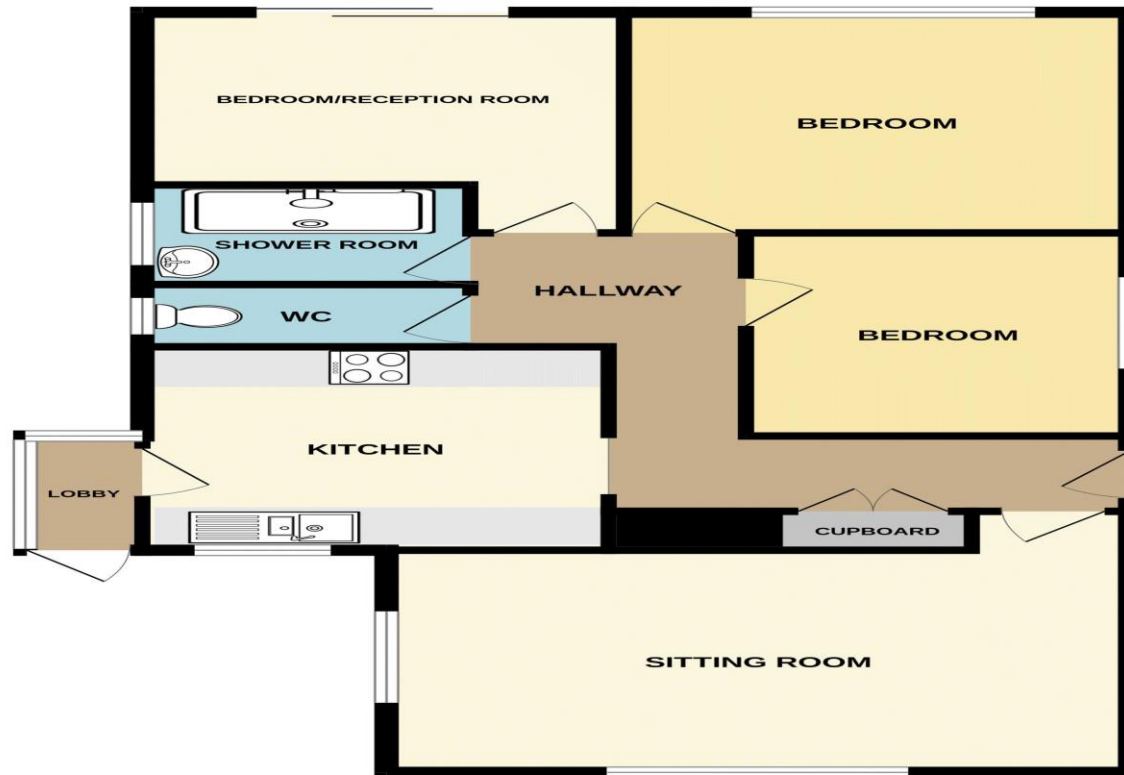
EPC Rating:

Tenure: Freehold

Offers Over £350,000
Freehold



GROUND FLOOR
895 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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