



Boon Close, Bury St. Edmunds, Suffolk, IP33 2LG

MARK · EWIN
BURY ST EDMUNDS

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IP33 2LG

Located to the west of Bury St Edmunds, convenient for walking to the town centre and West Suffolk Hospital, is this three-bedroom semi-detached property with parking and a garage.

The property comprises, on the ground floor, of entrance hall, sitting room, kitchen breakfast room, conservatory which is currently being used as a dining room and bathroom. On the first floor there are three bedrooms with the principal benefitting from an ensuite shower room.

Outside, parking is offered via a long driveway and garage, with the remainder of the front garden being hard landscaped. The rear garden offers a lawned area, paved patio and planted beds.

Additional Information:

Tenure: Freehold

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

Broadband: Standard, Superfast and Ultrafast are available in this area via Openreach & CityFibre. (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.)

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Directions

Proceed out of Bury St Edmunds via Out Westgate Street and at the traffic lights turn left onto Vinery Road continue along the road and take your first left hand turning into Barons Road where Canterbury Green can be found the fourth turning on the left hand side where the property can be found on the left 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 Hall 7' 10" x 5' 10" (2.39m x 1.77m)

Sitting Room 15' 11" x 11' 3" (4.86m x 3.43m)

Kitchen 13' 0" x 10' 2" (3.95m x 3.11m)

Conservatory 11' 4" x 7' 6" (3.46m x 2.29m)

Bathroom 7' 11" x 5' 3" (2.42m x 1.61m)

Landing

Bedroom 16' 0" x 11' 0" (4.88m x 3.35m)

Ensuite 9' 11" x 8' 10" (3.03m x 2.69m)

Bedroom 9' 11" x 8' 10" (3.03m x 2.69m)

Bedroom Three 10' 0" x 6' 11" (3.05m x 2.11m)

Front & Rear Gardens

Parking & Garage

Additional Information:

Council Tax Band: C

EPC Rating: D

Tenure: Freehold

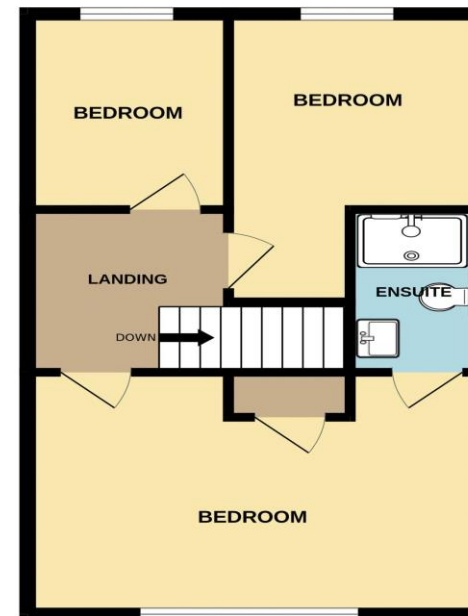
Offers In Excess Of £280,000
Freehold



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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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