



St. Thomas's Way, Great Whelnetham, Suffolk, IP30 0TP

MARK · EWIN
BURY ST EDMUNDS

St. Thomas's Way, Great Whelnetham, Suffolk, IP30 0TP

Situated in the popular village of Great Whelnetham is this extended, three bedroom terraced property.

The accommodation includes an entrance porch, good sized sitting room with a woodburner, dining room and fitted kitchen. On the first floor, there are three bedrooms and a family bathroom.

Outside, the front garden is mainly laid to lawn with a path leading to the front door. The delightful rear garden is laid with shingle, enclosed by fencing and has planted beds hosting a variety of flowers and shrubs. Parking is offered via a garage en bloc.

Additional Information

Tenure: Freehold

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

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

Services: Mains Electric, Water and Drainage. Heating via electric heaters.

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



Directions

Leave Bury St Edmunds heading south along the A134 on Sicklesmere Road, head into the village of Great Whelnetham, turn right into Stanningfield Road and left into Raynsford Road. Continue along Raynsford Road and take the second left. Follow this road which takes you to the rear of St Thomas's Way.

Location

The popular village of Great Whelnetham is situated approximately 3 miles south east of Bury St Edmunds (and all the excellent facilities which it has to offer). The village abuts Sicklesmere with its shop, post office and public house. Great Whelnetham offers a primary school, community centre and a local bus service. There is convenient access to the A134 linking to Sudbury and Bury St Edmunds as well as easy access to the A14 Dual Carriageway via Bury St Edmunds.

Accommodation:

Entrance Porch 3' 7" x 3' 8" (1.08m x 1.12m)

Sitting Room 19' 2" x 10' 10" (5.84m x 3.30m)

Dining Room 10' 8" x 10' 8" (3.25m x 3.25m)

Kitchen 8' 1" x 21' 6" (2.47m x 6.56m)

Landing 3' 1" x 5' 8" (0.94m x 1.72m)

Bedroom 12' 10" x 9' 0" (3.90m x 2.74m)

Bedroom 12' 10" x 10' 7" (3.91m x 3.23m)

Bedroom 6' 3" x 7' 8" (1.91m x 2.33m)

Bathroom 6' 0" x 5' 11" (1.83m x 1.81m)

Front & Rear Gardens

Garage

Additional Information:

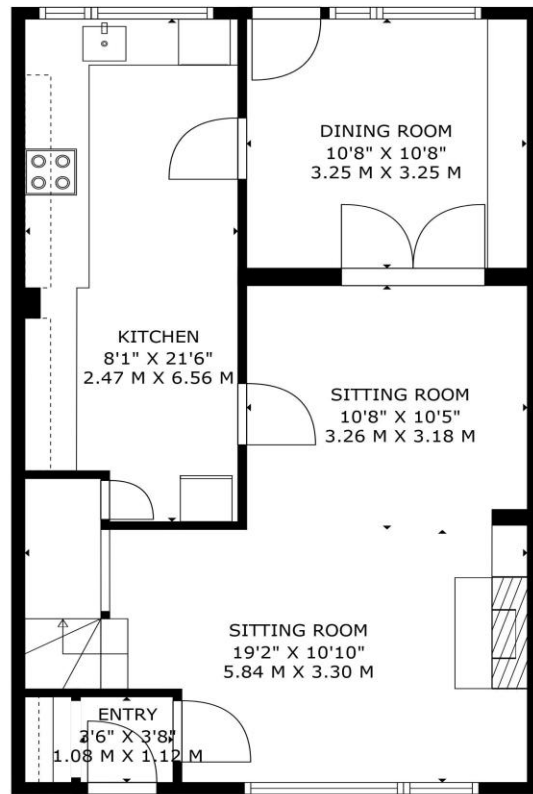
Council Tax Band: B

EPC Rating: TBC

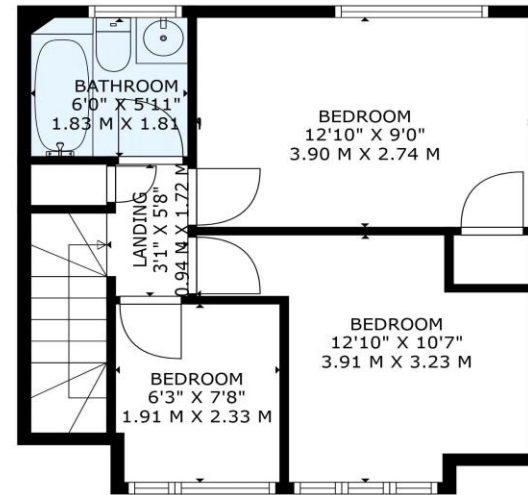
Tenure: Freehold

Guide Price £220,000
Freehold





FLOOR 1



FLOOR 2

TOTAL: 988 sq. ft, 92 m2
 FLOOR 1: 627 sq. ft, 58 m2, FLOOR 2: 361 sq. ft, 34 m2
 EXCLUDED AREAS: LOW CEILING: 9 sq. ft, 1 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



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.

www.markewin.co.uk

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

