



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 on the popular west side of Bury St Edmunds.

The property offers accommodation to include sitting room, kitchen/breakfast room, shower room and three bedrooms. The third bedroom is currently used as a dining room.

Outside to the front is a lawned area and a brick weave driveway leading to a single garage and providing off road parking. To the rear there is an enclosed garden laid mainly to lawn and borders and a paved patio area.

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 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

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.

Location

The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Kitchen/Diner 9' 5" x 13' 5" (2.87m x 4.08m)

Sitting Room 12' 1" x 16' 2" (3.68m x 4.94m)

Bedroom One 12' 0" x 10' 11" (3.66m x 3.34m)

Bedroom Two 10' 10" x 12' 0" (3.30m x 3.66m)

Bedroom Three 9' 8" x 6' 9" (2.95m x 2.06m)

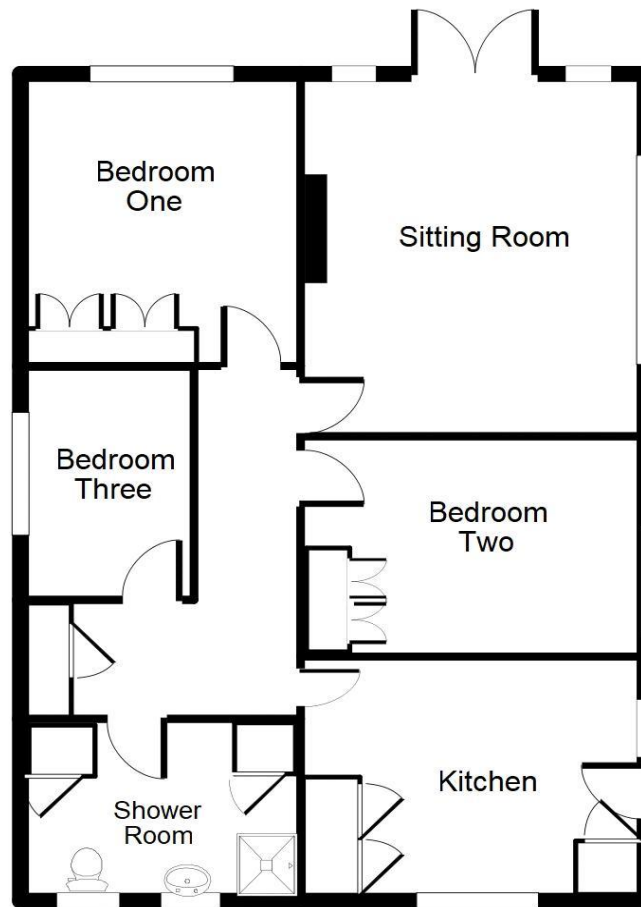
Shower Room 7' 0" x 7' 5" (2.14m x 2.27m)

Additional Information:

Council Tax Band: D
EPC Rating: D
Tenure: Freehold

Offers In Excess of £325,000
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.

www.markewin.co.uk

01284 217530 team@markewin.co.uk
77 St Johns Street, Bury St Edmunds
Suffolk, IP33 1SQ

