



Waveney Road, Bury St. Edmunds, Suffolk, IP32 6JU

MARK · EWIN
BURY ST EDMUNDS

Waveney Road, Bury St. Edmunds,
Suffolk, IP32 6JU

An extended, four-bedroom semi detached family home.

The property offers on the ground floor, an entrance hall, kitchen/breakfast room, sitting room, bedroom/further reception and wet room. On the first floor there are three bedrooms and a family bathroom. At the front of the property there a block paved driveway allowing parking for several cars. To the rear there is a delightful garden mainly laid to lawn with a paved patio area and garden shed/summerhouse.

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

Proceed along Fornham Road and at the traffic lights go straight over onto Mildenhall Road and turn left into Trent Road and left into Acacia Avenue and right into Waveney 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:

Entrance Hallway

Kitchen Breakfast Room 9' 11" x 21' 6" (3.01m x 6.56m)

Sitting Room 10' 10" x 18' 11" (3.29m x 5.76m)

Bedroom Four 11' 8" x 14' 9" (3.56m x 4.49m)

Wet Room 7' 5" x 7' 4" (2.25m x 2.23m)

First Floor Landing

Bedroom One 11' 1" x 12' 0" (3.37m x 3.66m)

Bedroom Two 9' 11" x 11' 10" (3.02m x 3.61m)

Bedroom Three 7' 11" x 9' 2" (2.41m x 2.79m)

Family Bathroom 5' 6" x 8' 10" (1.67m x 2.69m)

Off Road Parking

Rear Garden

Additional Information:

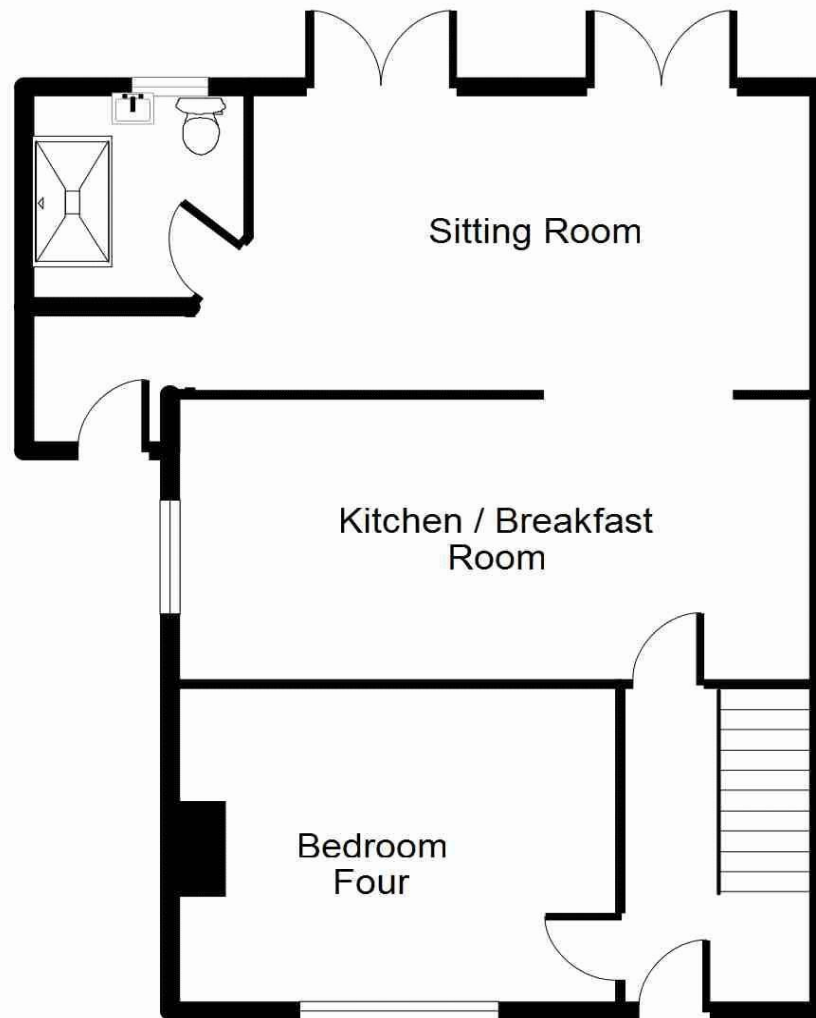
Council Tax Band: B

EPC Rating: TBC

Tenure: Freehold

Offers Over £290,000
Freehold





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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