



Oliver Road, Bury St. Edmunds, Suffolk, IP33 3JH

**MARK · EWIN**  
BURY ST EDMUNDS



5 Oliver Road, Bury St. Edmunds,  
Suffolk, IP33 3JH

No Onward Chain. A three-bedroom,  
terraced, home located on the western  
outskirts of Bury St Edmunds.

The property offers accommodation, on the  
ground floor, of an entrance hall, sitting  
room, dining room, fitted kitchen, utility  
room with access to the garden and a  
cloakroom. On the first floor, the three  
bedrooms can be found along with the  
family bathroom completing the  
accommodation on offer.

Outside, a driveway leads to the front of the  
property with the remainder of the front  
garden being laid to lawn. The good-size  
rear garden is enclosed by fencing, being  
mainly laid to lawn with 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 via  
Openreach & CityFibre. (Source Ofcom)  
Services: Mains electric, drainage, gas and  
water. Heating via gas fired central heating.

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



### Directions

Proceed out of town along Out Risbygate and go straight over the  
traffic lights into Newmarket Road. Turn left into Oliver Road and the  
property will be on the right.

### 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 7' 3" x 6' 2" (2.22m x 1.88m)

Sitting Room 14' 1" x 11' 7" (4.30m x 3.54m)

Dining Room 10' 3" x 7' 6" (3.12m x 2.29m)

Kitchen 7' 5" x 14' 4" (2.27m x 4.37m reducing to 2.23m)

WC 4' 4" x 3' 3" (1.33m x 0.98m)

Utility Room 7' 6" x 7' 3" (2.29m x 2.20m)

Landing 9' 0" x 6' 8" (2.75m x 2.02m)

Bedroom 14' 10" x 9' 3" (4.52m reducing to 3.24m x 2.83m reducing to 2.27m)

Bedroom 12' 8" x 8' 9" (3.87m x 2.66m)

Bedroom 8' 11" x 7' 10" (2.73m x 2.39m)

Bathroom 7' 6" x 6' 9" (2.28m x 2.06m)

Rear Garden

Driveway

### Additional Information:

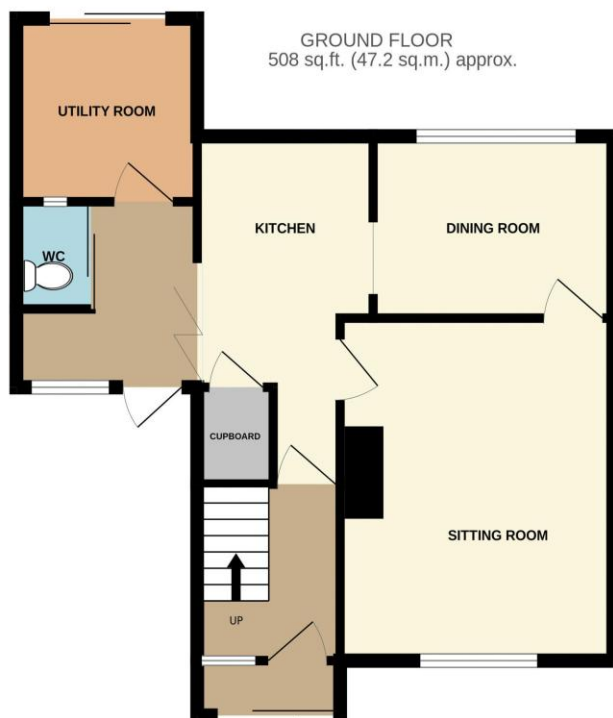
Council Tax Band: B

EPC Rating: D

Tenure: Freehold

**Offers Over £240,000**  
**Freehold**





TOTAL FLOOR AREA : 965 sq.ft. (89.6 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.

[www.markewin.co.uk](http://www.markewin.co.uk)

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