



Tudor Road, Bury St. Edmunds, Suffolk, IP32 6FJ

MARK · EWIN
BURY ST EDMUNDS

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A three/four-bedroom townhouse style semi-detached property located within this cul-de-sac setting on the edge of the recent Marham Park development, situated on the outskirts of Bury St Edmunds.

The property offers flexibility when it comes to room usage with a second-floor sitting room if desired or the option to use this room as a further bedroom. The accommodation in full comprises of a welcoming entrance hall with tiled flooring, cloakroom, sitting room and impressive kitchen / breakfast room complete with white gloss units, contrasting worktops and a central island unit, there is plenty of space for a dining table and chairs. From the kitchen / breakfast room there are French doors leading out into the garden.

On the first-floor, the sitting room or bedroom if required, offers a flexible space complete with a delightful balcony offering space to sit out and enjoy. There is a double bedroom on this floor and the bathroom completes the first floor accommodation. On the second floor, there are two further double bedrooms with the main bedroom having a 'Jack and Jill' type access to the shower room from both the bedroom and landing. Outside, the rear garden is enclosed by a brick wall and fencing with decking and a paved patio area, there is also side access into the garden from the front. Parking is offered to the back of the garden.

Agents note: There is a maintenance charge of £130 per annum for the upkeep of the common areas.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available 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

Leave Bury St Edmunds via Mildenhall Road heading towards Fornham All Saints, turn left at the roundabout into Sandlands Drive and left into Tudor Road.

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 12' 2" x 4' 2" (3.71m x 1.27m)

Sitting Room 14' 5" x 9' 2" (4.39m x 2.80m)

Kitchen / Breakfast Room 14' 5" x 16' 1" (4.40m x 4.89m)

First Floor Landing

Bathroom 5' 4" x 7' 1" (1.63m x 2.16m)

Bedroom Three 14' 5" x 9' 3" (4.39m x 2.81m)

Sitting Room/Bedroom Four 14' 8" x 10' 8" (4.46m x 3.25m)

Second Floor Landing

Bedroom One 14' 7" x 10' 6" (4.45m x 3.21m)

Bedroom Two 14' 8" x 8' 5" (4.46m x 2.56m)

Outside

Rear Garden

Parking

Additional Information:

Council Tax Band: D

EPC Rating: B

Tenure: Freehold

Guide Price £400,000
Freehold

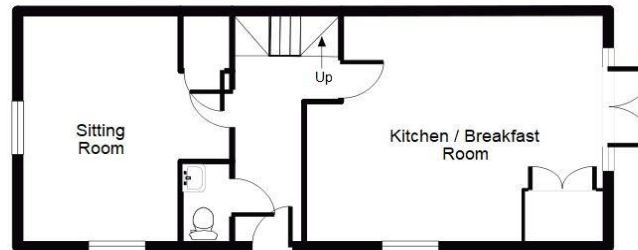




Second Floor



First Floor



Ground Floor

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.

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