



Stephensons Place, Bury St. Edmunds, Suffolk, IP32 6BF

MARK · EWIN
BURY ST EDMUNDS

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Located a short walk from Bury St Edmunds town centre and railway station is this well-appointed four-bedroom town house.

The property offers ground floor accommodation of an entrance hall, cloakroom, dining room, kitchen/breakfast room, utility room and garden room. On the first floor there is a generously sized sitting room with a balcony overlooking the garden, the principal bedroom and ensuite shower room. Moving to the second floor, there are three further bedrooms, and a further shower room completes the accommodation.

Outside, the property has an attractive, low maintenance garden with a paved and decking area for seating. The property also benefits from allocated parking.

Agents note: There is a charge of £513.25 payable for the upkeep of the common areas.

Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are

listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard, Superfast and Ultrafast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating offered via gas central heating.

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



Directions

Head north along Fornham Road, take a left turning in to Avenue Approach, turn left once again into Northgate Avenue, take your next right into Stephenson Place where the property will be found towards the end of the road on your 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 Hall 12' 6" x 5' 2" (3.81m x 1.57m)

Cloakroom 5' 1" x 3' 2" (1.56m x 0.96m)

Kitchen/Breakfast Room 16' 4" x 17' 0" (4.97m x 5.17m)

Utility Room 6' 9" x 6' 4" (2.06m x 1.94m)

Dining Room 9' 7" x 12' 2" (2.91m x 3.70m)

Garden Room 7' 9" x 10' 4" (2.37m x 3.14m)

First Floor Landing 8' 11" x 6' 6" (2.71m x 1.98m)

Sitting Room 16' 4" x 13' 9" (4.97m x 4.20m)

Bedroom 15' 0" x 15' 7" (4.58m x 4.76m)

Shower Room 6' 8" x 5' 6" (2.04m x 1.67m)

Second Floor Landing 5' 9" x 12' 10" (1.75m x 3.91m)

Bedroom 16' 4" x 11' 8" (4.97m x 3.55m)

Bedroom 10' 1" x 13' 9" (3.07m x 4.19m)

Bedroom 5' 11" x 13' 9" (1.80m x 4.19m)

Shower Room 7' 1" x 7' 1" (2.15m x 2.16m)

Rear Garden

Allocated Parking

Additional Information:

Council Tax Band: E

EPC Rating: C

Tenure: Freehold

Offers over £500,000
Freehold





TOTAL: 1830 sq. ft, 170 m²
 FLOOR 1: 656 sq. ft, 61 m², FLOOR 2: 578 sq. ft, 54 m², FLOOR 3: 596 sq. ft, 55 m²
 EXCLUDED AREAS: FIREPLACE: 8 sq. ft, 1 m²
 WALLS: 153 sq. ft, 13 m²

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



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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