



Paddock Way, Chedburgh, Suffolk, IP29 4UY

MARK · EWIN
BURY ST EDMUNDS

Paddock Way, Chedburgh, Suffolk,
IP29 4UY

Located in the village of Chedburgh is this three-bedroom, semi-detached house with well-presented accommodation, off-road parking and a garage.

The accommodation on the ground floor comprises an entrance porch and hallway, open plan sitting/dining room, fitted kitchen and a conservatory leading to the garden. On the first floor, there are three bedrooms along with a modern family bathroom.

Outside, the front is laid to shingle with planted shrubs and a path leading to the front door. The rear garden is mainly laid to lawn with a paved patio, planted beds and a garden shed. The garden also provides access to a parking space at the rear along with the garage.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area, but variable. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage. Heating via electric heaters.

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

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Directions

Travelling south west along the A134 passing through the village of Horringer and onward to Chedburgh, turn right at The Green and right again onto The Street. Follow the road and bear left onto Chevington Road and then turn left into Paddock Way where the property can be found.

Location

Located approximately five miles from Bury St Edmunds the village of Chedburgh provides a village hall that offers a number a recreational activities, the village also offers a pre-school 'Little Teapots'. The historic market town of Bury St Edmunds is nearby and 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:

Porch 8' 4" x 3' 2" (2.54m x 0.96m)

Hall 5' 11" x 3' 6" (1.81m x 1.06m)

Sitting/Dining Room 21' 6" x 14' 4" (6.56m reducing to 2.55m x 4.37m reducing to 2.61m)

Kitchen 8' 7" x 8' 1" (2.62m x 2.46m)

Conservatory 10' 7" x 8' 1" (3.23m x 2.46m)

Landing 8' 10" x 6' 0" (2.70m x 1.83m)

Bedroom 11' 7" x 11' 10" (3.53m reducing to 2.98m x 3.61m)

Bedroom 11' 3" x 9' 7" (3.44m reducing to 2.67m x 2.93m)

Bedroom 8' 9" x 6' 5" (2.66m x 1.96m)

Bathroom 7' 5" x 5' 7" (2.27m x 1.69m)

Rear Garden

Driveway & Garage

Additional Information:

Council Tax Band: C

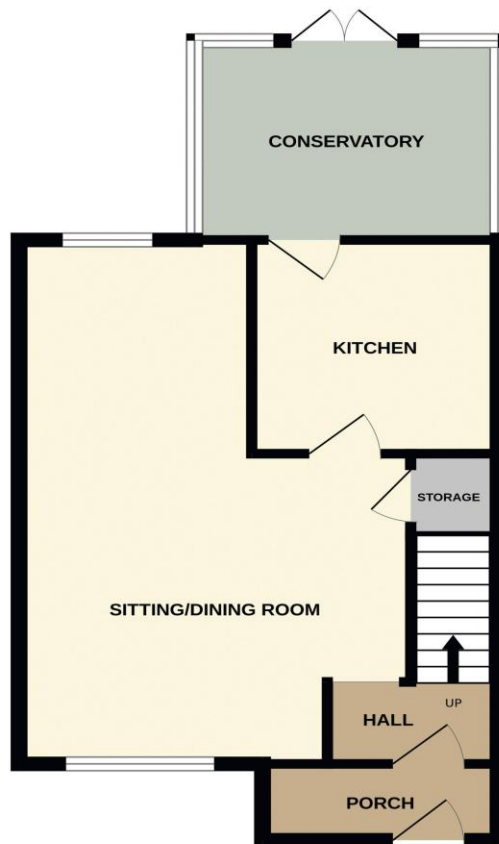
EPC Rating: E

Tenure: Freehold

Guide Price £250,000
Freehold



GROUND FLOOR



1ST FLOOR



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.

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