



Oakes Road, Bury St. Edmunds, Suffolk, IP32 6PU

MARK · EWIN
BURY ST EDMUNDS

Oakes Road, Bury St. Edmunds,
Suffolk, IP32 6PU

Situated to the north-west of Bury St Edmunds, within close proximity to schooling and shops, is this three-bedroom, end of terrace property.

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

Outside, front and rear gardens, the rear garden being laid to lawn with feature brick weave patio area and pathway, enclosed by brick walling with a side access gate and garden shed with power and light. The front garden is laid to lawn with gravel bed and path to the entrance door.

Additional Information

Tenure: Freehold

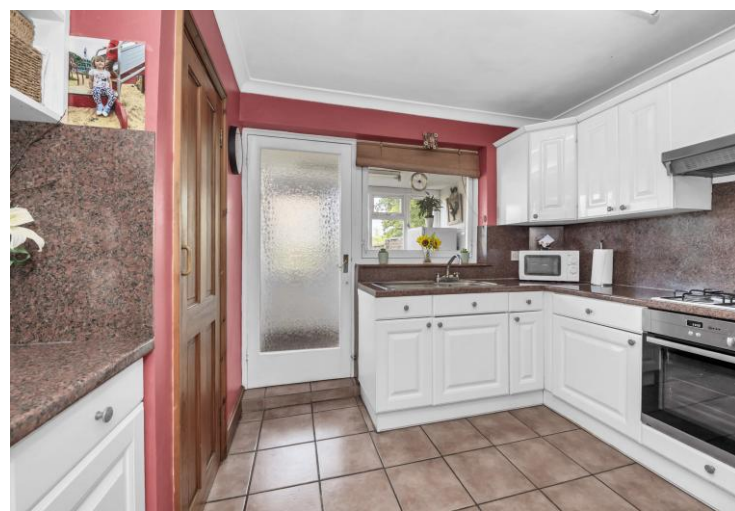
Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

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.)

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Directions

Proceed out of Bury St Edmunds via Fornham Road, at the traffic lights turn left onto Tollgate Lane, continue along Tollgate Lane into Beetons Way. At the mini roundabout turn right, then left in to Oakes Road where the property can be found.

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 / Stanstead 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:

Porch 7' 4" x 3' 1" (2.24m x 0.93m)

Hallway

Cloakroom 4' 7" x 4' 6" (1.39m x 1.36m)

Sitting/Dining Room 12' 4" x 20' 8" (3.75m reducing to 3.25m x 6.31m)

Kitchen 9' 2" x 9' 1" (2.79m x 2.78m)

Sunroom 8' 11" x 5' 11" (2.73m x 1.80m)

Landing 9' 3" x 2' 11" (2.81m x 0.88m)

Bedroom 11' 8" x 12' 5" (3.56m x 3.78m reducing to 2.94m)

Bedroom 12' 4" x 8' 10" (3.77m x 2.70m)

Bedroom 9' 4" x 9' 3" (2.85m reducing to 1.77m x 2.82m reducing to 1.90m)

Bathroom 8' 3" x 4' 7" (2.51m x 1.39m)

Rear Garden

Garage

Additional Information:

Council Tax Band: B

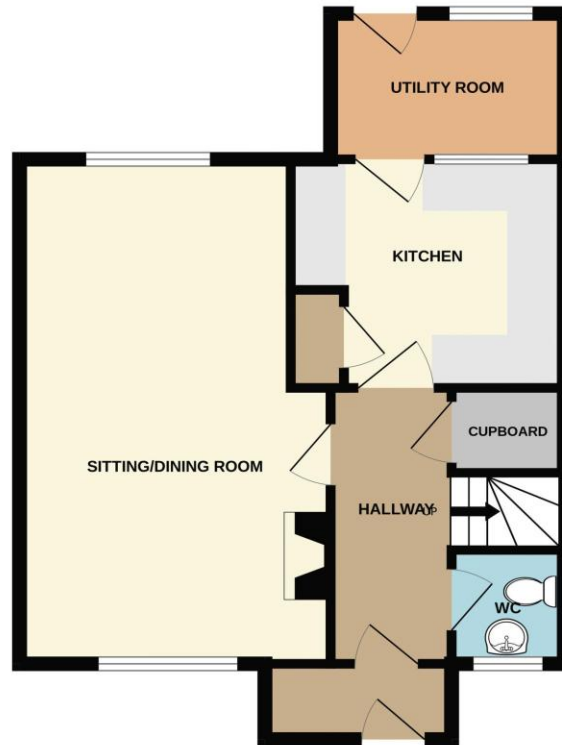
EPC Rating: TBC

Tenure: Freehold

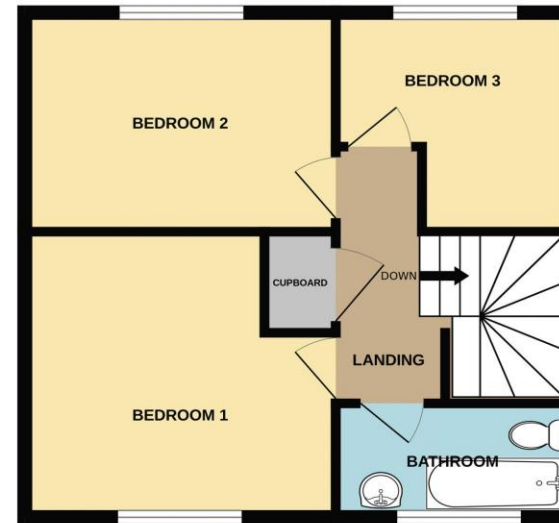
Offers Over £230,000
Freehold



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. 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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