



Hervey Road, Bury St. Edmunds, Suffolk, IP33 2DN

MARK · EWIN
BURY ST EDMUNDS

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An immaculately presented, four-bedroom property located on the popular west side of Bury St Edmunds and benefitting from off-road parking.

The property offers accommodation on the ground floor to include an entrance hall, welcoming sitting room with a wood burner, kitchen/dining room, useful utility room, a bathroom and study. The kitchen/dining room has been tastefully designed to offer an open-plan aspect with bifold doors leading to the garden. The kitchen offers an attractive range of wall and base level units with wooden worktops and incorporates a built-in dishwasher, oven and an electric hob with extractor over.

Moving to the first floor, four bedrooms can be found, the principal benefits from an ensuite shower room and features a Juliet balcony overlooking the garden. The modern family bathroom completes the accommodation on offer.

Outside, parking is offered via a driveway to the front. At the rear, there is a spacious paved patio area, ideal for entertaining. The remainder of the garden is mainly laid to lawn and hosts a variety of flowers and shrubs. The property also benefits from an external study, ideal as a work from home space and has an additional storage room to the rear.

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

Head west along Out Westgate and continue into Horringer Road, turn right into Bristol Road and right again into Hervey 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 / 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 5' 2" x 9' 5" (1.57m x 2.87m)

Study 5' 9" x 7' 8" (1.75m x 2.34m)

Sitting Room 11' 5" x 16' 2" (3.48m x 4.93m)

Kitchen 9' 6" x 15' 0" (2.90m x 4.57m)

Dining Room 11' 11" x 15' 0" (3.63m x 4.57m)

Utility Room 5' 7" x 9' 8" (1.70m x 2.95m)

Bathroom 5' 7" x 5' 8" (1.70m x 1.73m)

Landing 8' 4" x 6' 10" (2.54m x 2.08m)

Bedroom 11' 9" x 15' 0" (3.58m x 4.57m)

Ensuite 8' 0" x 4' 0" (2.44m x 1.22m)

Bedroom 12' 9" x 9' 4" (3.89m x 2.84m)

Bedroom 11' 3" x 9' 11" (3.43m x 3.02m)

Bedroom 8' 6" x 6' 10" (2.59m x 2.08m)

Bathroom 6' 6" x 5' 7" (1.98m x 1.70m)

External Study 8' 11" x 8' 5" (2.71m x 2.56m)

Store Room 8' 11" x 13' 8" (2.71m x 4.16m)

Rear Garden

Driveway

Additional Information:

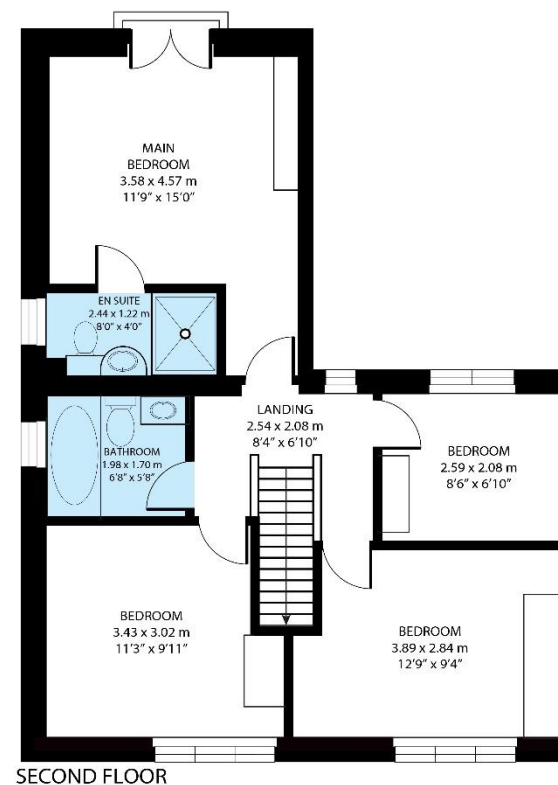
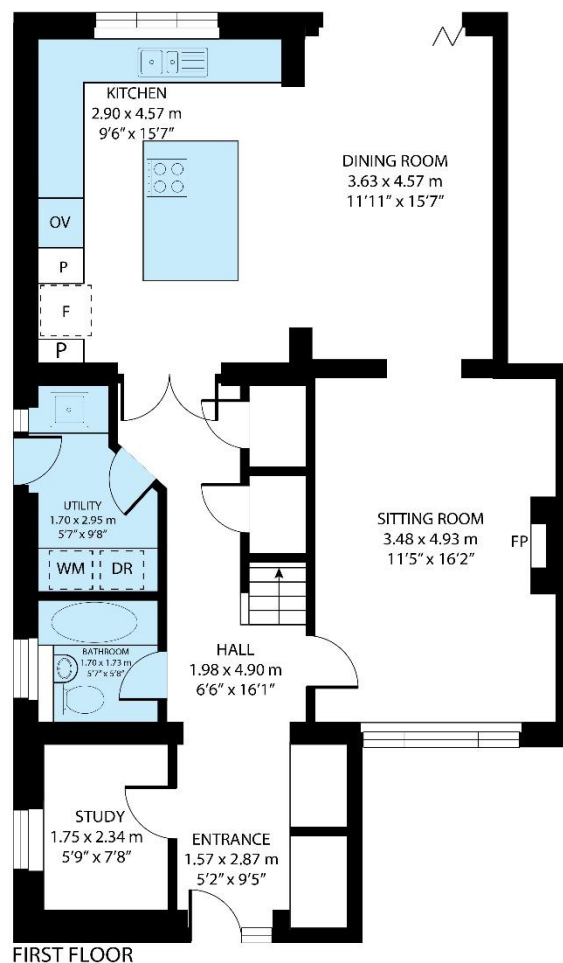
Council Tax Band: C

EPC Rating: D

Tenure: Freehold

**Offers Over £500,000
Freehold**





19 Hervey Road, Bury Street Edmunds, England, IP33 2DN

TOTAL APPROX. FLOOR AREA 1,753 SQ.FT - 162 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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