



Beech Rise, Bury St. Edmunds, Suffolk, IP33 2QE

MARK · EWIN
BURY ST EDMUNDS

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Located on the south side of Bury St Edmunds is this well-presented, two-bedroom end of terrace property.

The accommodation comprises an open plan sitting and dining room, fitted kitchen and a WC/utility room to the rear. The kitchen offers an attractive range of wall and base level units and incorporates a built-in oven, hob, extractor and fridge-freezer. On the first floor, one of the bedrooms can be found along with the modern bathroom featuring both a bath and walk-in shower. On the second floor, there is a bedroom with a wardrobe space and skylight.

Outside, a courtyard garden can be found at the rear with an attractive flint wall. To the front, a shingle path leads to the door with a storage shed and lawned area.

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

Leaving town via Southgate Street, Beech Rise will be found just before the roundabout on your right hand side and the property is located a short distance along the road on your right.

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:

Sitting Room 13' 9" x 12' 4" (4.20m x 3.77m)

Dining Area 17' 10" x 9' 8" (5.43m x 2.94m)

Kitchen 7' 0" x 11' 11" (2.14m x 3.62m)

WC/Utility Room 7' 0" x 4' 5" (2.14m x 1.34m)

Landing 3' 11" x 9' 1" (1.19m x 2.76m)

Bedroom 12' 0" x 11' 2" (3.66m x 3.40m)

Bathroom 10' 11" x 7' 4" (3.34m x 2.24m)

Bedroom 12' 0" x 10' 2" (3.65m x 3.09m)

Front & Rear Gardens

Additional Information:

Council Tax Band: B

EPC Rating: C

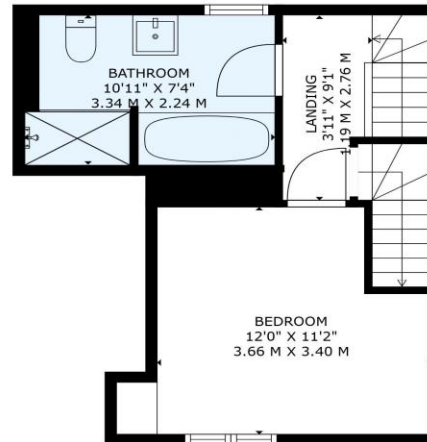
Tenure: Freehold

Offers Over £325,000
Freehold

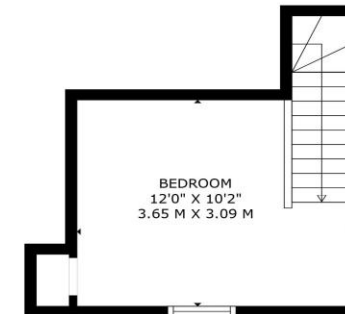




FLOOR 1



FLOOR 2



FLOOR 3

TOTAL: 821 sq. ft, 76 m2
 FLOOR 1: 424 sq. ft, 39 m2, FLOOR 2: 292 sq. ft, 27 m2, FLOOR 3: 105 sq. ft, 10 m2
 EXCLUDED AREAS: LOW CEILING: 33 sq. ft, 3 m2, WALLS: 114 sq. ft, 12 m2

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



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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