



Kytson Road, Fornham St. Martin, Suffolk, IP31 1TF

MARK · EWIN
BURY ST EDMUNDS

Kytson Road, Fornham St. Martin, Suffolk, IP31 1TF

A three-bedroom semi-detached property located in the village of Fornham St Martin. The property enjoys a delightful outlook over an area of green to the front and benefits from off road parking and garage. The accommodation comprises of an entrance hall, cloakroom, sitting room, kitchen dining room and a conservatory. On the first floor, there are three bedrooms and a family bathroom. Outside, parking is offered via a driveway and garage, the garage having power and light. The front garden is mainly laid to lawn with the rear garden being enclosed by fencing, laid to lawn, with gated access to the parking area.

Additional Information

Tenure: Freehold

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

Broadband: EE, O2, Three & Vodafone 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 Bury St Edmunds heading north along the A134, turn left at the roundabout on to Barton Hill and left into Russell Baron Road, continue to the end of the road where Kytson Road will be found on your left.

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' 7" x 7' 10" (1.71m x 2.4m)

Sitting Room 15' 9" x 10' 10" (4.8m x 3.31m)

Kitchen dining Room 12' 2" x 15' 9" (3.7m x 4.8m)

Conservatory 11' 2" x 7' 10" (3.4m x 2.4m)

First Floor Landing

Bedroom One 15' 9" x 10' 10" (4.8m x 3.3m)

Bedroom Two 9' 6" x 8' 2" (2.9m x 2.5m)

Bedroom Three 6' 11" x 9' 6" (2.1m x 2.9m)

Bathroom 5' 11" x 5' 3" (1.8m x 1.6m)

Outside

Driveway & Garage

Front & Rear Gardens

Additional Information:

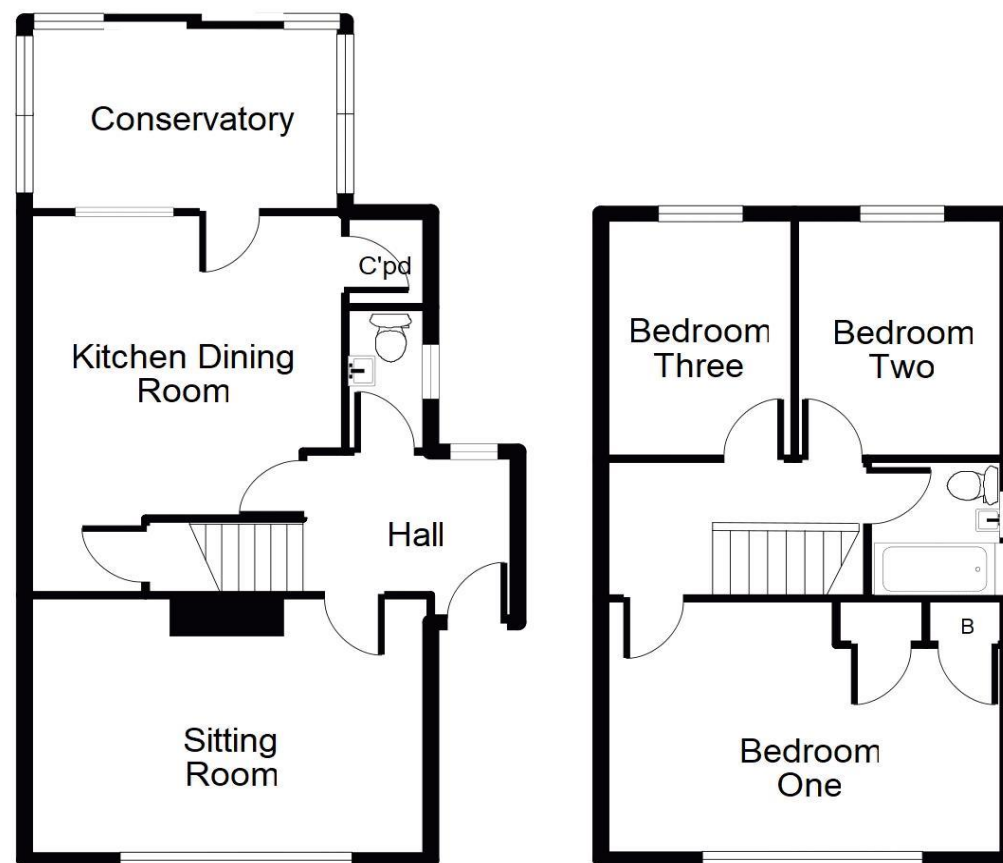
Council Tax Band: C

EPC Rating: D

Tenure: Freehold

Offers Over £250,000
Freehold





For identification only - Not to scale
(c) Visual Floor Planner

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.

www.markewin.co.uk

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

