



Rowan Drive, Bury St. Edmunds, Suffolk, IP32 7HL

MARK · EWIN
BURY ST EDMUNDS

Rowan Drive, Bury St. Edmunds, Suffolk, IP32 7HL

A three-bedroom, semi-detached home located on the popular Moreton Hall development and occupies a good-sized corner plot.

The accommodation comprises an entrance hall, sitting room, kitchen/dining room, three bedrooms and a family bathroom. The front garden is low maintenance and laid to shingle. The enclosed rear garden is mainly laid to lawn with planted beds, a patio area and rear gated access leading to a driveway and single garage.

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

Heading out of Bury on Mount Road, take the second left down Appledown Drive. Then take the first left down Rowan Drive, follow the road round to the left and the property can be found on the left hand side.

Location

This property is set within a short distance of the town centre. The historic market town of Bury St Edmunds 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:

Entrance Hall

Sitting Room 13' 9" x 10' 4" (4.19m x 3.16m)

Kitchen / Dining Room 9' 2" x 13' 10" (2.80m x 4.21m)

First Floor Landing

Bedroom One 9' 4" x 13' 11" (2.85m x 4.23m)

Bedroom Two 10' 2" x 6' 11" (3.10m x 2.11m)

Bedroom Three 6' 11" x 7' 2" (2.11m x 2.18m)

Family Bathroom 5' 10" x 6' 9" (1.77m x 2.07m)

Garage, Gardens & Parking

Additional Information:

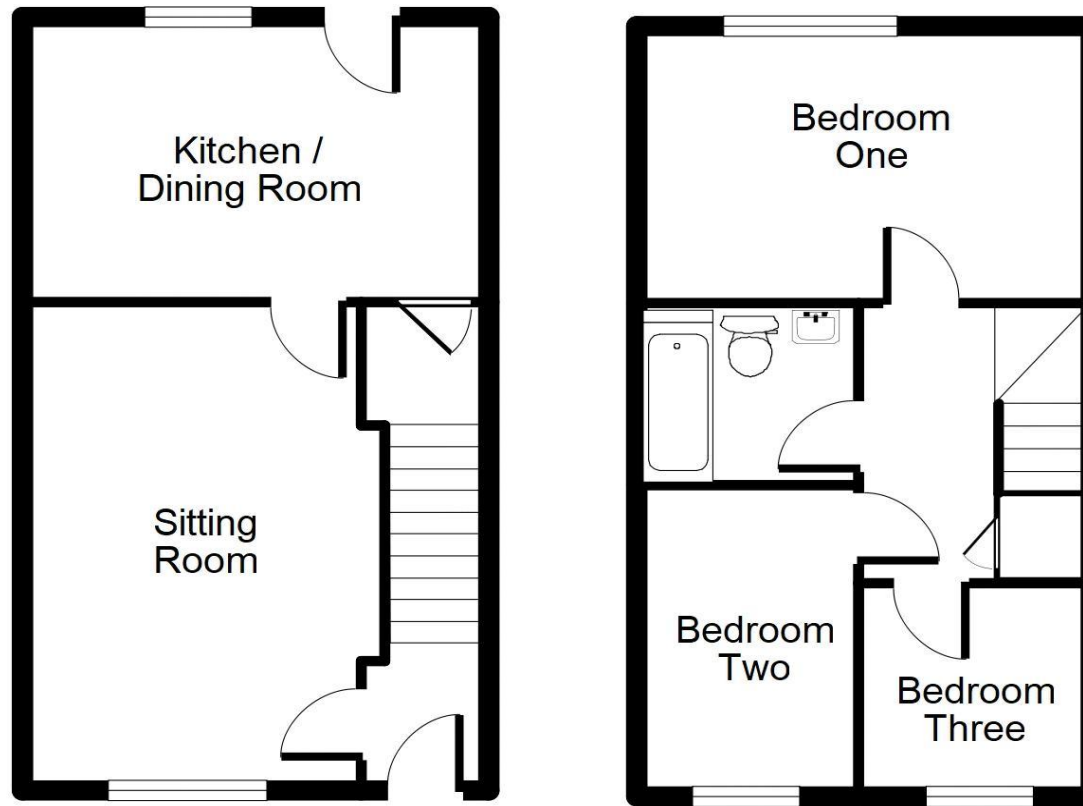
Council Tax Band: C

EPC Rating: D

Tenure: Freehold

Offers Over £280,000
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

