



Cambridge Walk, Bury St. Edmunds, Suffolk, IP32 6LX

MARK · EWIN
BURY ST EDMUNDS

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This well presented three-bedroom, terraced property is situated on Cambridge Walk in Bury St Edmunds.

The property boasts spacious accommodation to include an entrance hall that leads to a welcoming sitting/dining room. A well-appointed kitchen, which provides a range of wall and base level units and incorporates a built-in oven gas hob and extractor over. The property also offers a useful utility room and conservatory leading to the garden. Moving to the first floor, there are three bedrooms, the principal benefits from a built-in cupboard and a modern shower room completes the accommodation on offer.

Outside, the front garden requires low maintenance and is covered in shingle, with a path leading to the entrance door. The rear garden boasts an undercover seating area with power and light, a paved patio, lawned area and garden shed.

Additional Information

Tenure: Freehold

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

Broadband: Standard, Superfast and Ultrafast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating offered via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

Proceed out of town along Fornham Road and turn left at the traffic lights into Tollgate Lane. Turn right into Northumberland Avenue and then into Baldwin Avenue. Take the second left into Cambridge Walk 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 7' 4" x 6' 2" (2.23m x 1.88m)

Sitting/Dining Room 21' 9" x 11' 7" (6.62m x 3.53m reducing to 2.90m)

Kitchen 14' 1" x 7' 10" (4.29m reducing to 3.16m x 2.40m reducing to 1.80m)

Utility Room 7' 9" x 7' 7" (2.35m x 2.31m)

Conservatory 8' 6" x 6' 8" (2.58m x 2.03m)

Landing 8' 11" x 6' 10" (2.73m x 2.08m)

Bedroom 15' 0" x 9' 6" (4.56m reducing to 3.17m x 2.89m reducing to 2.35m)

Bedroom 13' 0" x 8' 9" (3.95m x 2.67m)

Bedroom 7' 11" x 9' 1" (2.42m x 2.76m)

Shower Room 7' 3" x 7' 3" (2.22m x 2.22m)

Rear Garden

Additional Information:

Council Tax Band: B

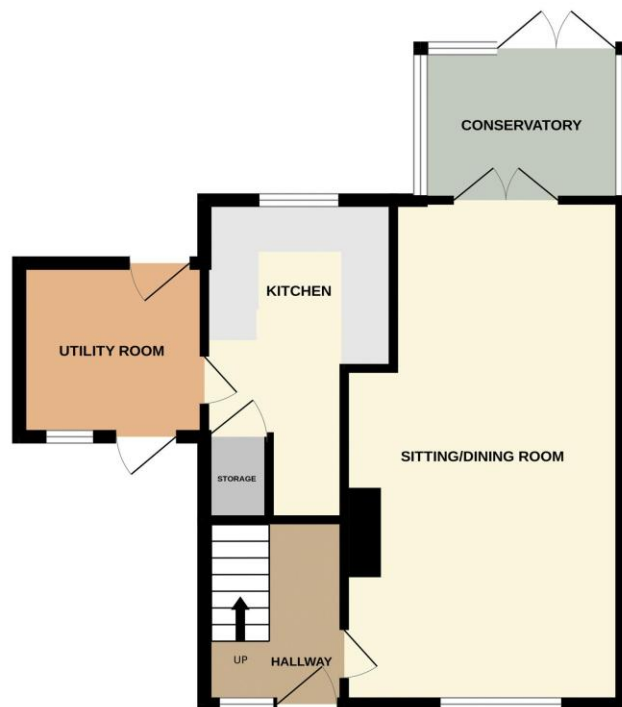
EPC Rating: C

Tenure: Freehold

Offers Over £240,000
Freehold



GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.

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 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

