



Brackenwood Crescent, Bury St. Edmunds, Suffolk, IP32 7JN

**MARK · EWIN**  
BURY ST EDMUNDS



## Brackenwood Crescent, Bury St. Edmunds, Suffolk, IP32 7JN

Located on popular Barton's development of Bury St Edmunds, is this two-bedroom, end terrace property with well-presented accommodation.

On the ground floor the accommodation comprises an entrance hall, fitted kitchen and welcoming sitting/dining room with doors leading to the garden. On the first floor, there are two bedrooms and a bathroom.

Outside, parking is offered via a driveway to the side of the property. The rear garden is mainly laid to lawn with a paved patio area and planted beds.

### Additional Information

Tenure: Freehold

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

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

Services: Mains Electric, Water and Drainage. Heating via electric heating. (Please note that none of these services have been tested by the selling agent.)



### Directions

Leaving Bury St Edmunds town centre via Eastgate Street, at the roundabout turn right on Barton Road. Take the second right into Kingsworth Road and then a left onto Pond Grove Close, then a right onto Brackenwood crescent. Follow the road round and the property will be found at the end of the road.

### 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 3' 5" x 5' 8" (1.04m x 1.72m)

Sitting/Dining Room 15' 6" x 11' 11" (4.72m x 3.62m reducing to 2.69m)

Kitchen 8' 7" x 8' 1" (2.62m x 2.47m)

Landing

Bedroom 11' 10" x 12' 5" (3.60m reducing to 2.55m x 3.79m reducing to 1.72m)

Bedroom 11' 9" x 5' 9" (3.58m x 1.74m)

Bathroom 8' 9" x 5' 7" (2.67m x 1.71m)

Rear Garden

Driveway & Garage

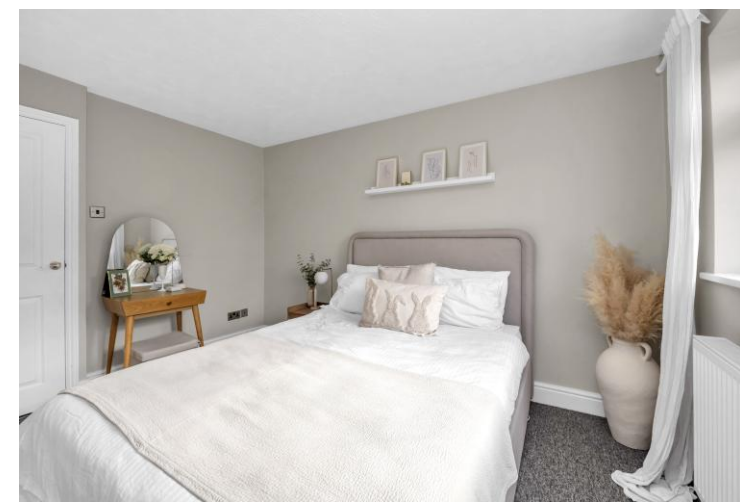
### Additional Information:

Council Tax Band: B

EPC Rating: C

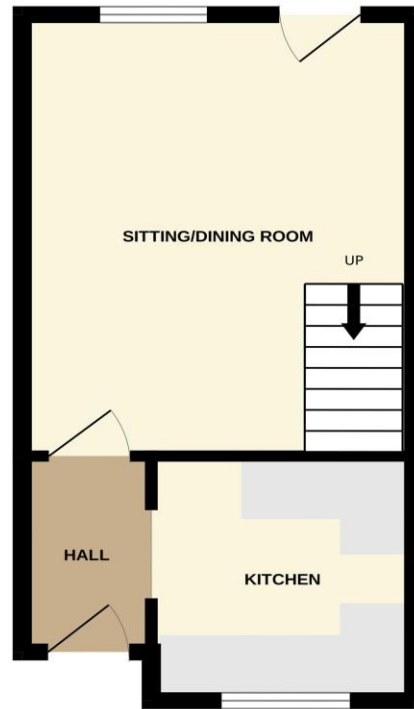
Tenure: Freehold

Offers Over £220,000  
Freehold

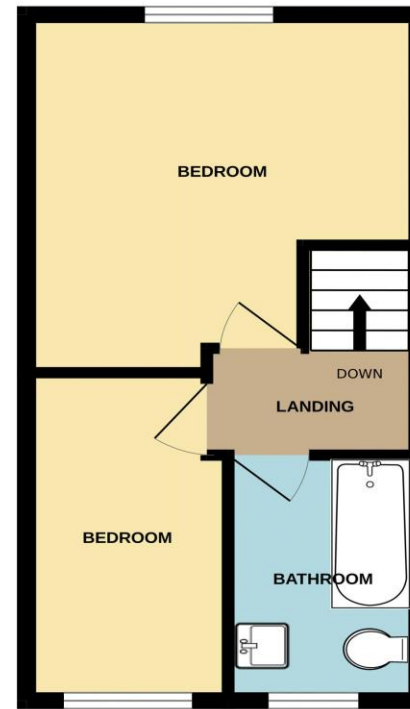




GROUND FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 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.

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