



Bridgeman Walk, Bury St. Edmunds, Suffolk, IP32 6PE

**MARK · EWIN**  
BURY ST EDMUNDS

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Suffolk, IP32 6PE

Representing an ideal First Time Buy or Investment purchase is this three-bedroom semi-detached property located to the North of Bury St Edmunds.

The property offers, on the ground floor, an entrance hall, cloakroom, sitting / dining room, and kitchen. On the first floor, there are three bedrooms, two doubles and a single, and the family bathroom.

Outside, the front garden is mainly laid to lawn with a pathway to the entrance door. The rear garden offers a decked seating, an area laid to lawn, planted beds, garden shed and rear access gate. The rear garden also offers access to the storeroom.

Additional Information:

Tenure: Freehold

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

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

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



### Directions

Proceed out of town via Fornham Road, at the traffic lights turn left onto Tollgate Lane leading to Beetons way. At the mini roundabout turn right, then left in to Oakes Road and right again in to Trevethan Close. Bridgeman Walk is at the end of this road 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.

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## Accommodation:

Entrance Hall

Sitting / Dining Room 12' 7" x 17' 2" (3.83m x 5.23m)

Kitchen Breakfast Room 13' 6" x 8' 2" (4.12m x 2.48m)

Shower Room 5' 5" x 4' 8" (1.65m x 1.43m)

Inner Hall

First Floor Landing

Bedroom One 13' 9" x 11' 10" (4.19m x 3.61m)

Bedroom Two 8' 11" x 13' 7" (2.72m x 4.14m)

Bedroom Three 10' 6" x 7' 2" (3.19m x 2.18m)

Bathroom 5' 7" x 11' 10" (1.70m x 3.6m)

Front & Rear Gardens

Outside Store

## Additional Information:

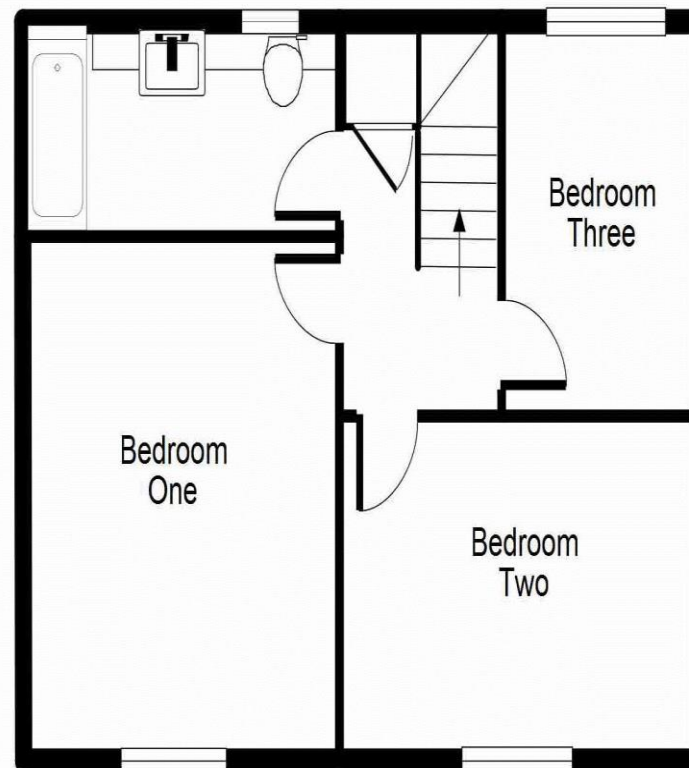
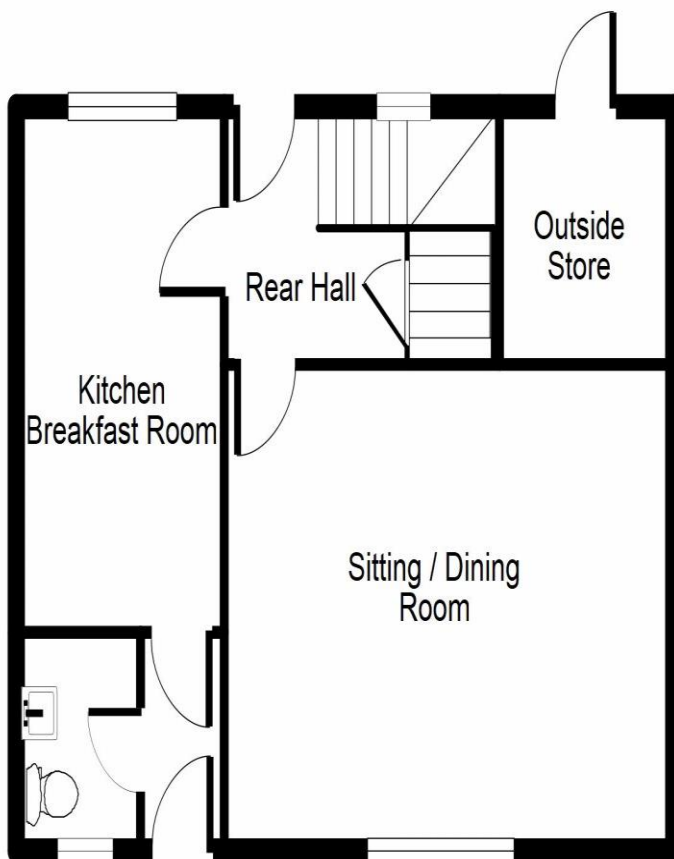
Council Tax Band: B

EPC Rating: C

Tenure: Freehold

Offers Over £230,000  
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.

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