



Poplar Close, Honington, Suffolk, IP31 1LJ

MARK · EWIN
BURY ST EDMUNDS

Poplar Close, Honington, Suffolk, IP31 1U

This two-bedroom, mid terrace home is located in the village of Honington.

The ground floor accommodation offers an entrance hall, welcoming sitting room and a modern kitchen/dining room. The kitchen offers an attractive range of wall and base level units and incorporates a built-in oven and hob. On the first floor, there are two bedrooms and a bathroom.

Outside, the rear garden is mainly laid to lawn with a paved patio area and brick-built shed. Parking is offered via two allocated spaces.

Agents note: There is a maintenance charge of £64.62 per month for the upkeep of the common areas.

Additional Information

Tenure: Freehold

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

Broadband: Standard & Superfast 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 on the A134, follow the signs to Thetford through Fornham St Martin and Ingham. Follow the road for approximately 8 miles and then take a right, then right again into Green Lane. Follow this road past the military base and then take the first left into Poplar Close where the property can be found.

Location

Honington is a small village approximately 10 miles from Bury St Edmunds and 6 miles from Thetford. 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 4' 0" x 3' 10" (1.22m x 1.16m)

Sitting Room 12' 5" x 11' 9" (3.78m x 3.58m)

Kitchen/Dining Room 16' 6" x 9' 1" (5.03m x 2.78m)

Landing

Bedroom 13' 6" x 11' 9" (4.11m x 3.58m)

Bedroom 8' 10" x 9' 2" (2.70m reducing to 2.39m x 2.79m)

Bathroom 6' 2" x 6' 1" (1.87m x 1.86m)

Rear Garden

Additional Information:

Council Tax Band: A

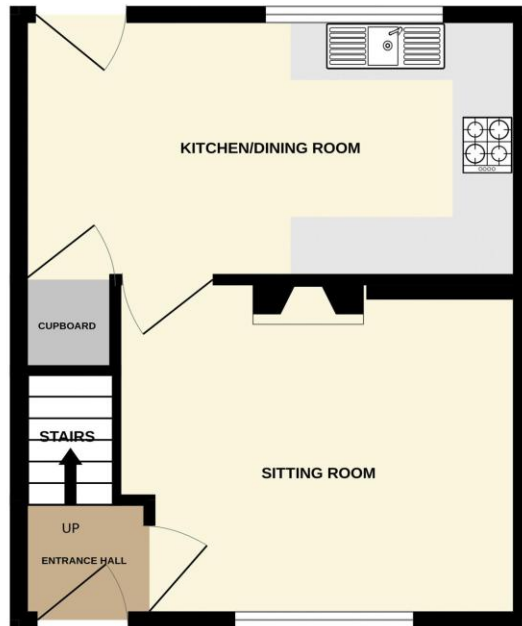
EPC Rating: C

Tenure: Freehold

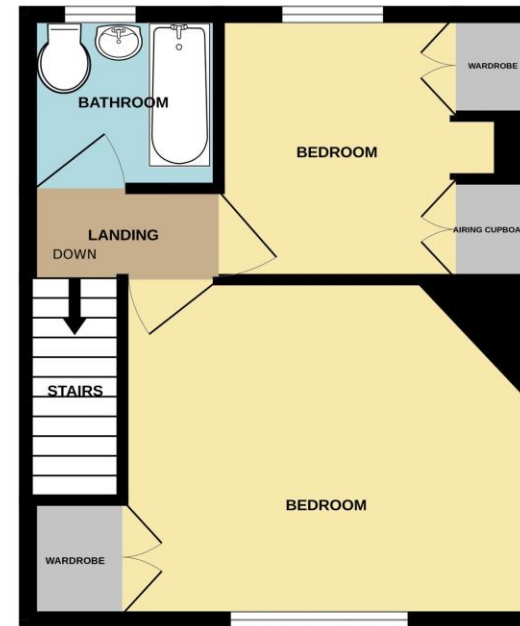
Offers Over £175,000
Freehold



GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.3 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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