



Appledown Drive, Bury St. Edmunds, Suffolk, IP32 7HQ

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP32 7HQ

NO ONWARD CHAIN. Located on Moreton Hall, a popular and well-served area of Bury St Edmunds, is this well-presented, two-bedroom, terraced property.

The accommodation comprises, on the ground floor, of an entrance hall, kitchen and sitting room. On the first floor, the two bedrooms can be found along with the bathroom.

Outside, the property has a lawned front garden with a pathway leading to the front door. The rear garden is mainly laid to lawn with a flagstone patio area, there is a rear access gate to the parking area, where the allocated parking can be found.

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 & Drainage. Heating via gas central heating.

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



Directions

From the town centre proceed along Angel Hill crossing over the traffic lights into Eastgate Street. At the mini roundabout bear right into Barton Road. At the traffic lights turn right into Orttewell Road. At the roundabout turn left into Mount Road and take the 1st left turning into Appledown Drive, follow Appledown Drive and the property will be located on your right just before Lamborne Close.

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 14' 0" x 5' 3" (4.27m x 1.61m)

Sitting Room 14' 0" x 14' 3" (4.27m x 4.35m reducing to 3.79m)

Kitchen 9' 10" x 7' 7" (3.00m x 2.31m)

Landing 7' 9" x 6' 0" (2.37m reducing to 1.15m x 1.84m reducing to 0.94m)

Bedroom 14' 1" x 10' 7" (4.29m reducing to 3.28m x 3.23m)

Bedroom 14' 1" x 7' 8" (4.29m reducing to 2.32m x 2.34m reducing to 1.71m)

Bathroom 7' 7" x 5' 8" (2.31m x 1.73m)

Front & Rear Gardens

Allocated Parking

Additional Information:

Council Tax Band: B

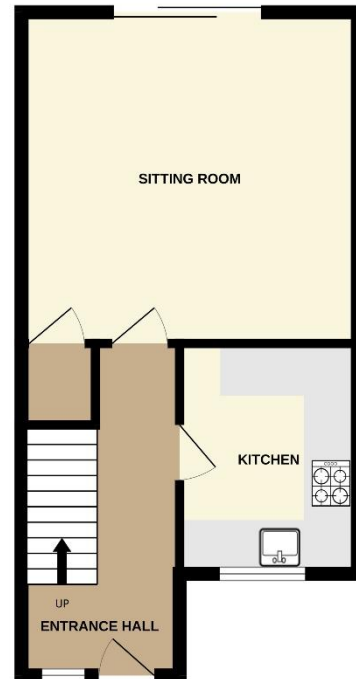
EPC Rating: D

Tenure: Freehold

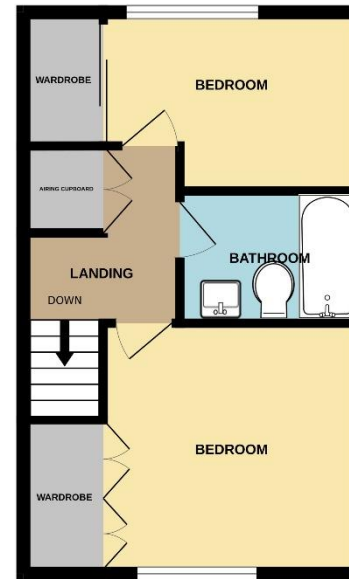
Guide Price £240,000
Freehold



GROUND FLOOR



1ST FLOOR



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 misstatement. 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.
Made with Metropix 5/2025

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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