



Maltward Avenue, Bury St. Edmunds, Suffolk, IP33 3XQ

MARK · EWIN
BURY ST EDMUNDS

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Located on the west side of Bury St Edmunds is this two-bedroom, semi-detached house with No Onward Chain.

The accommodation comprises an entrance hall, sitting room, modern kitchen and a bathroom. The kitchen has been newly fitted and offers an attractive range of wall and base level units and incorporates a built-in oven, hob and extractor.

On the first floor, there are two good-sized bedrooms. The property benefits from new carpets and flooring throughout.

Outside, the rear garden has been tastefully landscaped and offers a seating area with steps leading to planted beds and a lawned area. Parking is offered via a block paved driveway with plenty of space for multiple vehicles and leads to the single garage.

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: Main 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 Out Risbygate Street turning left at the mini roundabout onto Westley Road. Continue on this road eventually turning left onto Flemyng Road. Take the second right turning onto Maltward Avenue 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 / Stanstead 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 6' 2" x 5' 10" (1.89m x 1.77m)

Sitting Room 10' 3" x 14' 5" (3.12m x 4.40m)

Kitchen 12' 1" x 8' 4" (3.68m x 2.53m)

Bathroom 5' 7" x 5' 10" (1.70m x 1.77m)

Bedroom 10' 3" x 14' 5" (3.12m x 4.40m)

Bedroom 9' 1" x 14' 5" (2.77m x 4.40m)

Rear Garden

Driveway

Garage

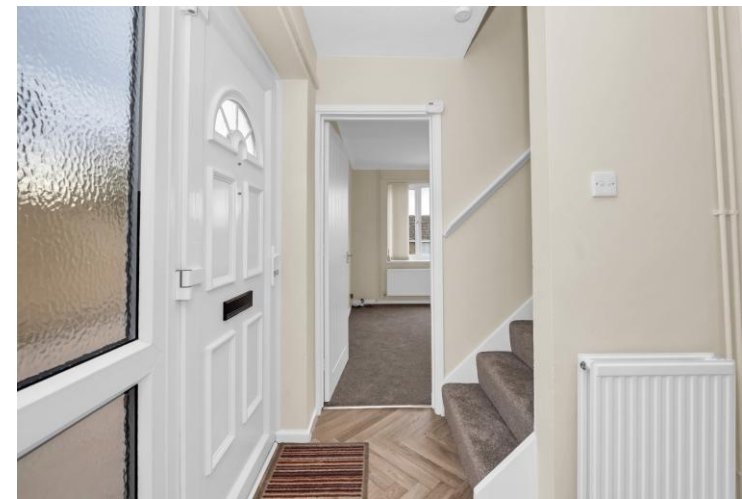
Additional Information:

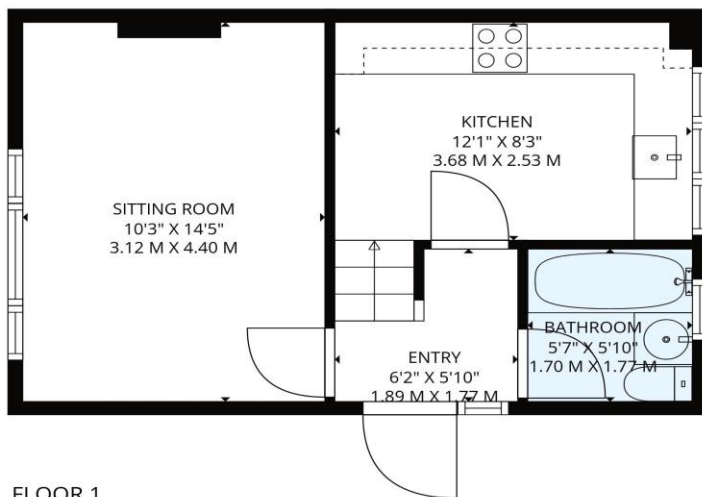
Council Tax Band: B

EPC Rating: C

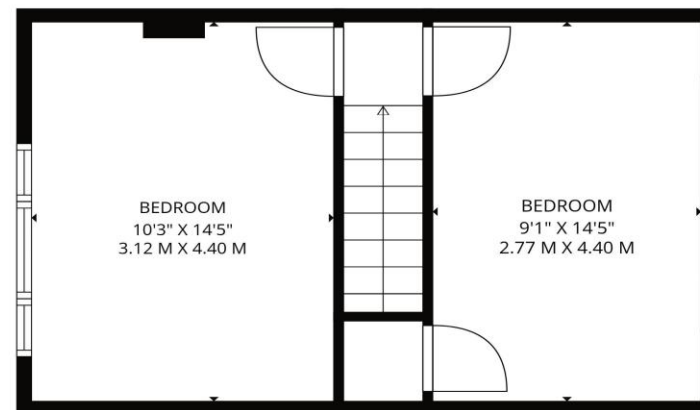
Tenure: Freehold

Guide Price £285,000
Freehold





FLOOR 1



FLOOR 2

TOTAL: 654 sq. ft, 60 m2
 FLOOR 1: 327 sq. ft, 30 m2, FLOOR 2: 327 sq. ft, 30 m2
 EXCLUDED AREAS: WALLS: 64 sq. ft, 6 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



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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