



Brnyon Close, Bury St. Edmunds, Suffolk, IP33 3XB

**MARK · EWIN**  
BURY ST EDMUNDS



## Bronyon Close, Bury St. Edmunds, Suffolk, IP33 3XB

Located to the west of Bury St Edmunds on a corner plot is this three-bedroom semi-detached family home.

The property comprises, on the ground floor, of entrance hall, sitting room and kitchen / dining room and office.

On the first floor, three bedrooms and family bathroom. Outside, parking is offered via a driveway leading to the garage. The rear garden is laid mainly to lawn with a patio area. The garden is fully enclosed by fencing.

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

Proceed out of town along Westley Road and turn left into Flemyng Road. Continue along this road and take the first right into Starre Road then first left into Bronyon 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.

### Accommodation:

Entrance Hall 6' 6" x 13' 10" (1.97m x 4.22m)

Hall 3' 7" x 18' 2" (1.10m x 5.54m)

Kitchen 9' 8" x 9' 9" (2.95m x 2.98m)

Sitting Room 11' 7" x 13' 10" (3.52m x 4.21m)

Dinin Room 8' 4" x 10' 1" (2.54m x 3.08m)

Office 8' 0" x 12' 9" (2.44m x 3.88m)

First Floor Landing 5' 9" x 9' 3" (1.74m x 2.82m)

Bedroom 12' 4" x 9' 9" (3.75m x 2.98m)

Bedroom 12' 4" x 13' 10" (3.75m x 4.22m)

Bedroom 8' 5" x 8' 8" (2.56m x 2.63m)

Bathroom 7' 2" x 5' 5" (2.19m x 1.65m)

Garage 7' 10" x 16' 3" (2.40m x 4.95m)

### Additional Information:

Council Tax Band: C

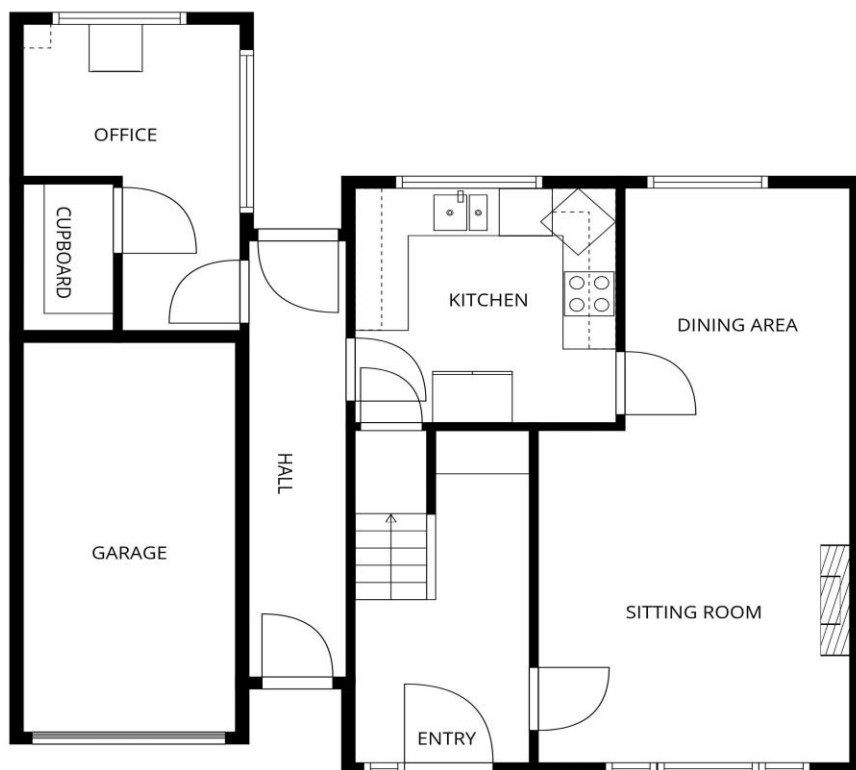
EPC Rating:

Tenure: Freehold

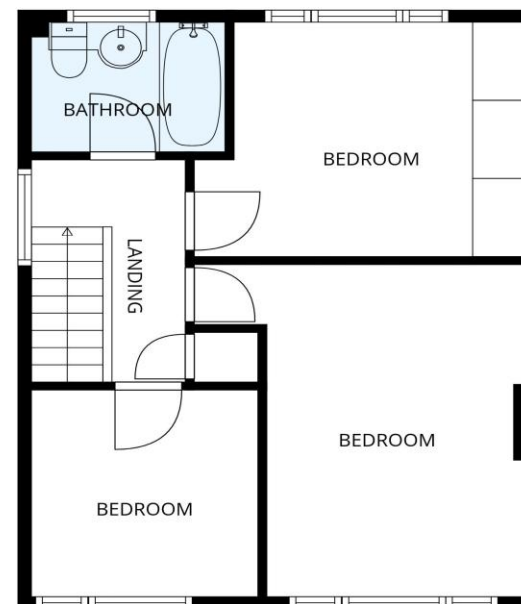
**Offers over £300,000**  
**Freehold**







1ST FLOOR



2ND FLOOR

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



**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.

[www.markewin.co.uk](http://www.markewin.co.uk)

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

