



Bevis Walk, Bury St. Edmunds, Suffolk, IP33 2NS

MARK · EWIN
BURY ST EDMUNDS

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IP33 2NS

Situated on the popular and well-served Nowton Estate, convenient for the town centre and West Suffolk Hospital, is this three-bedroom terraced property with ground floor accommodation comprising an entrance hall, sitting room, modern kitchen/dining room, shower room and family room leading to the garden.

Moving to the first floor there are three bedrooms and a family bathroom. The first and second bedrooms also benefit from built in wardrobes. Outside, the rear garden is mainly laid with artificial grass, with a decking area and a useful brick built shed.

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. (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 via Nowton Road, bear right into Mayfield Road, continue along Mayfield Road until South Lee School where Bevis Walk can be found opposite.

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.

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Accommodation:

Entrance Hall 7' 9" x 8' 7" (2.37m x 2.62m reducing to 1.10m)

Sitting Room 13' 3" x 12' 0" (4.03m x 3.66m)

Kitchen/Dining Room 12' 2" x 18' 0" (3.72m reducing to 2.72m x 5.48m reducing to 1.35m)

Family Room 10' 11" x 5' 7" (3.34m x 1.71m)

Shower Room 6' 2" x 4' 6" (1.89m x 1.38m)

Landing 9' 0" x 7' 7" (2.75m x 2.32m reducing to 1.44m)

Bedroom 11' 9" x 9' 1" (3.59m x 2.78m)

Bedroom 12' 3" x 10' 4" (3.73m reducing to 3.32m x 3.14m)

Bedroom 9' 4" x 9' 1" (2.85m x 2.77m)

Bathroom 5' 11" x 6' 3" (1.80m x 1.90m)

Front & Rear Gardens

Additional Information:

Council Tax Band: B

EPC Rating: TBC

Tenure: Freehold

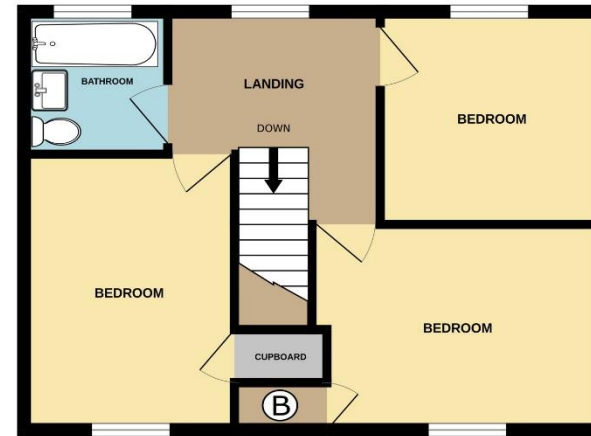
Guide Price £260,000
Freehold



GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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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