



Sussex Road, Bury St. Edmunds, Suffolk, IP32 6TE

MARK · EWIN
BURY ST EDMUNDS

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A two-bedroom, terraced property benefitting from off-road parking and located in a quiet cul-de-sac on the west side of town close to the local amenities. The accommodation on the ground floor offers a spacious sitting room and fitted kitchen with plenty of space for dining and offers access to the rear garden. On the first floor a landing with access to the loft leads to two bedrooms along with a bathroom.

Outside, the rear South-West facing garden is mainly laid to lawn with a paved patio area and is enclosed by fencing. Additionally, there is a rear access gate and a garden shed benefitting from power and light. Parking is offered via two allocated spaces.

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 and Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Passing ASDA and continuing onto Beetons Way take your first left at the mini roundabout, at the next mini roundabout turn right on to St Olaves Road, continue along St Olaves Road passing the precinct, at the next mini roundabout turn left on to Hunters Road, at the end of the road turn right into Beard Road and then left into Sussex Road.

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:

Sitting Room 12' 9" x 14' 0" (3.88m x 4.27m)

Kitchen/Dining Room 12' 8" x 9' 3" (3.86m x 2.83m)

Landing

Bedroom 12' 10" x 10' 1" (3.90m reducing to 2.83m x 3.08m)

Bedroom 12' 8" x 6' 8" (3.86m x 2.03m)

Bathroom 6' 5" x 6' 3" (1.96m x 1.90m)

Rear Garden

Allocated Parking

Additional Information:

Council Tax Band: B

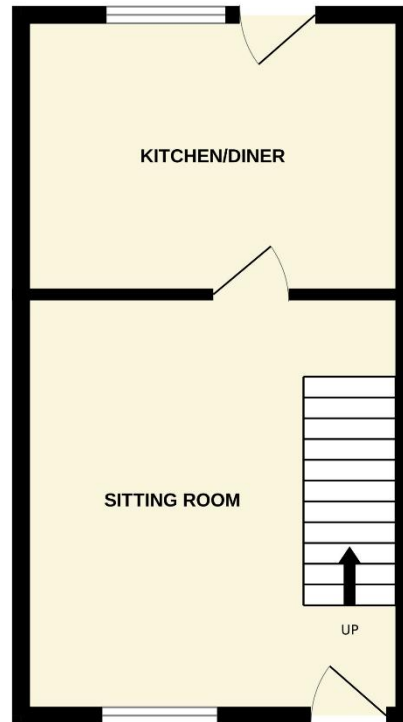
EPC Rating: TBC

Tenure: Freehold

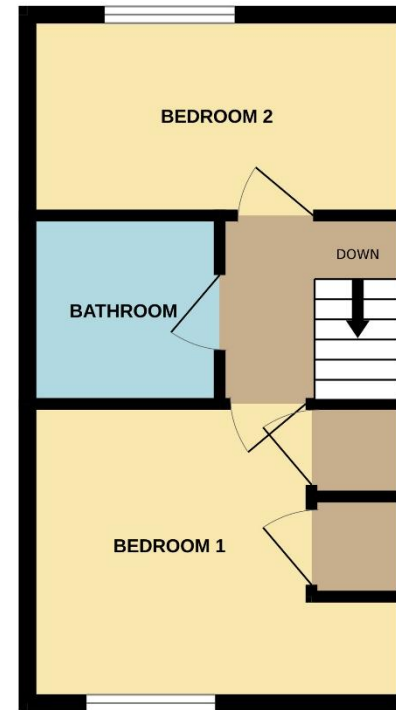
Offers Over £190,000
Freehold



GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.2 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. 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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