

Clarke Philips

Estate Agents & Property Management



Guide Price £1,300,000

38 & 40 TURNPIKE ROAD | BURY ST. EDMUNDS | IP28 8JZ

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(GUIDE PRICE £1,300,000 to £1,500,000) - Fantastic opportunity to acquire two substantial dwellings set in approximately 2.68 acres (sts). Superb family homes with gated access, shared driveway and mature gardens. Scope for further development subject to planning.

East access to A11/A14 providing excellent transport links to Cambridge, Bury St Edmunds and Newmarket. Local train station Kennett approximately 2 miles away.

Property 1 - approximately 3796sqft

Property 2 - approximately 5344sqft

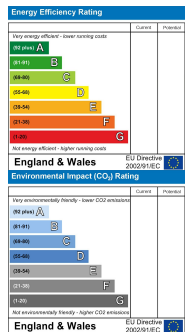
For more information & Viewings please contact Clarke Philips Estate Agents.

Directions

01638 750241

info@clarkephilips.co.uk

www.clarkephilips.co.uk



MONEY LAUNDERING REGULATIONS 2003

Intending 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.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a 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.