



**10 Springfield Avenue,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

10 SPRINGFIELD AVENUE, BURY ST. EDMUNDS, SUFFOLK. IP33 3AY

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

This well-proportioned town house occupies a lovely position within an established residential setting convenient for local schooling, town centre amenities, the railway station, etc. The property retains character and has the added benefit of a generous rear garden.

A charming town house with a generous garden.

ENTRANCE HALL: Exposed floorboards, staircase off and solid wood door to:-

SITTING/DINING ROOM: A light room with a feeling of space, exposed floorboards and a log burning stove on a slate hearth. There is a large storage cupboard and door to:-

KITCHEN: Fitted with an extensive range of matching modern units and worktops incorporating a single drainer sink unit with mixer tap over. Plumbing for washing machine, space for fridge/freezer and integrated electric oven with 4-ring hob. Door to:-

Inner Hall: Useful storage cupboard, door to side garden and door to:-

SHOWER ROOM: Finished with a particularly large shower cubicle, attractive floor tiling, heated towel rail, WC and wash hand basin.

First Floor

LANDING: Doors to:-

BEDROOM 1: With a roofscape view and a useful built-in wardrobe.

BEDROOM 2: View over the rear garden, built-in wardrobes and door to:-

BEDROOM 3: A light room with a large window to the rear.

Outside

The property has the benefit of a generous permit parking area to front (unallocated). To the rear is a good-sized garden on two levels with an area of terracing giving way to a large open expanse of lawn bordered by established trees and shrubs.

AGENTS NOTES

As is not uncommon with properties of this ilk there is a pedestrian right of access for the benefit of the neighbour over part of the rear garden.

We understand that prior to our client's ownership of the property, subsidence was identified and rectified to the rear of the property.

SERVICES: Main water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

10 SPRINGFIELD AVENUE, BURY ST. EDMUNDS, SUFFOLK. IP33 3AY

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: B - £1,699.23 – 2025/26.

EPC RATING: Awaiting report.

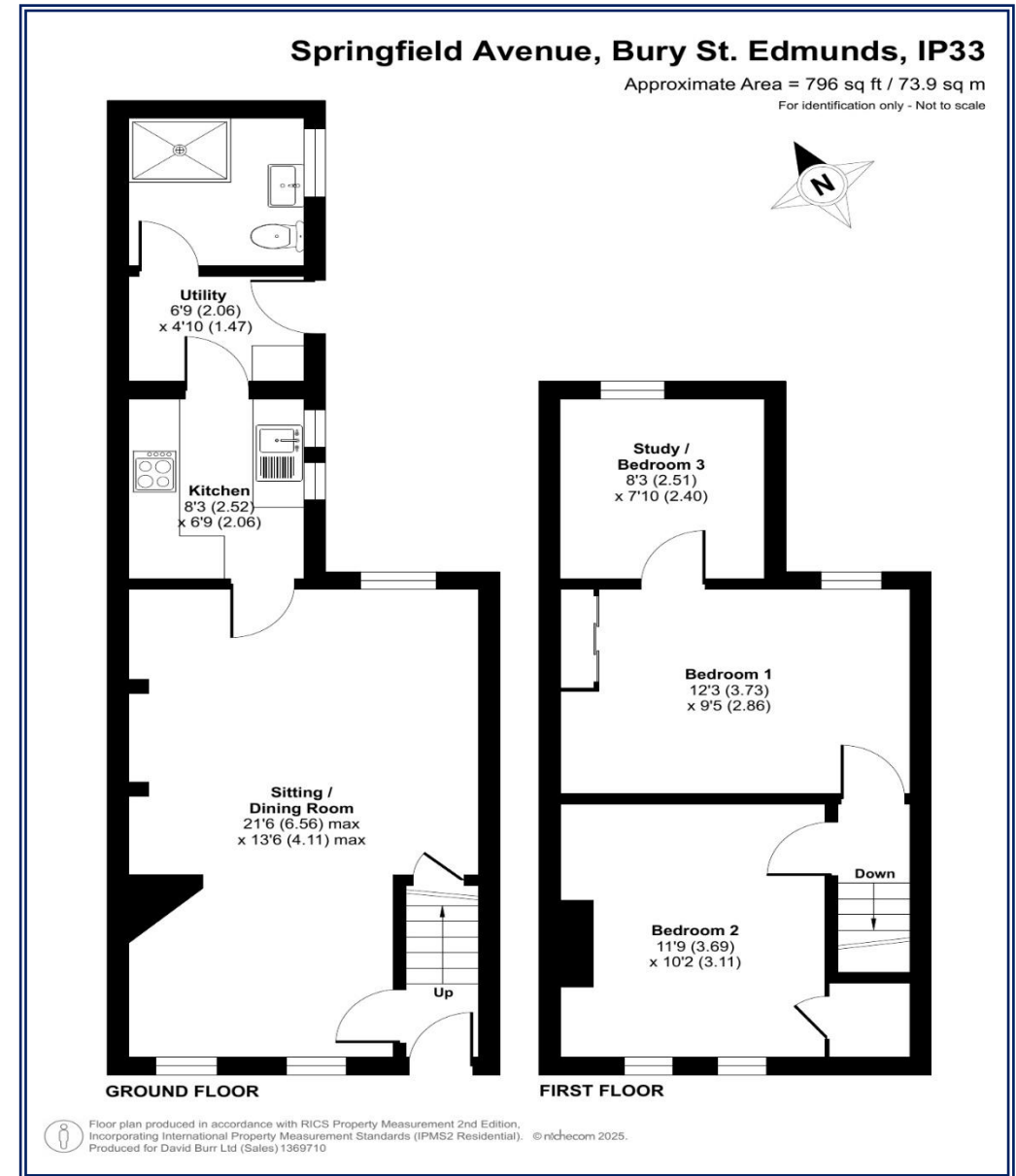
BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: EE and Three - good outdoor, variable in-home. 02 and Vodafone - good outdoor. (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///workers.birdcage.expiring.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Bury St Edmunds 01284 725525 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245

Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

