



Violet Close, Bury St. Edmunds, Suffolk, IP32 7JY

MARK · EWIN
BURY ST EDMUNDS

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A three-bedroom end of terrace family home offering well-proportioned accommodation across two floors, situated within the popular Moreton Hall estate in Bury St Edmunds.

The ground floor includes a sitting room, fitted kitchen leading through to a separate dining area, cloakroom and sunroom with doors opening onto the garden. Upstairs, there are three bedrooms and a family bathroom with a bath and separate shower over.

Outside, the rear garden is laid mainly to artificial lawn, with a paved patio area adjoining the rear of the property, a pergola over part of the patio, and fencing enclosing both sides of the garden.

Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are reported to be available in this area. (Source: Ofcom) Broadband: Standard, Superfast and Ultrafast broadband are reported to be available in this area. (Source: Ofcom)

Services: Mains; Electricity, Water, Drainage and Gas.



Directions

Heading along Bedingfield Road, turn left at the John Banks roundabout onto Orttwell Road, at the next roundabout turn right onto Cranesbill Drive and first left on to Bluebell Avenue. Follow the road and take a right into Violet Close where the property can be found.

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:

Hall 4' 7" x 20' 6" (1.40m x 6.24m)

Storage 8' 8" x 7' 0" (2.64m x 2.13m)

Kitchen 15' 9" x 10' 0" (4.80m x 3.05m)

Dining Area 8' 7" x 9' 11" (2.61m x 3.02m)

Sun Room 8' 7" x 13' 3" (2.61m x 4.04m)

Cloakroom 2' 9" x 6' 1" (0.84m x 1.85m)

Storage 8' 8" x 7' 0" (2.64m x 2.13m)

Sitting Room 12' 6" x 14' 1" (3.81m x 4.29m)

Landing 3' 1" x 9' 0" (0.94m x 2.74m)

Bedroom 6' 9" x 5' 6" (2.06m x 1.68m)

Bedroom 9' 5" x 11' 6" (2.87m x 3.50m)

Bedroom 9' 5" x 12' 6" (2.87m x 3.81m)

Bedroom 5' 11" x 9' 1" (1.80m x 2.77m)

Additional Information:

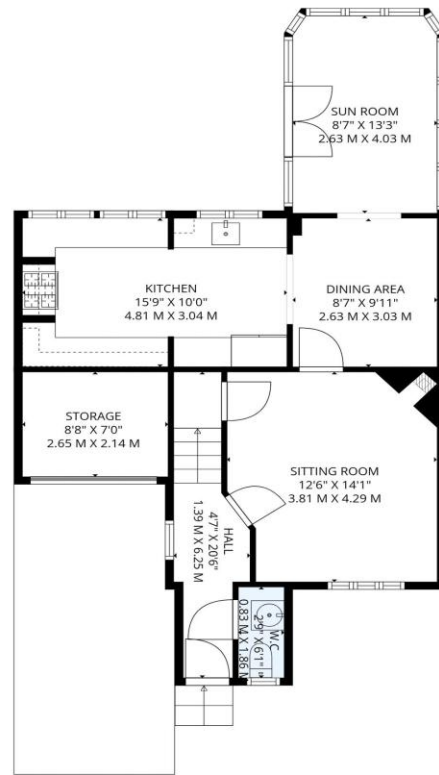
Council Tax Band: C

EPC Rating: D

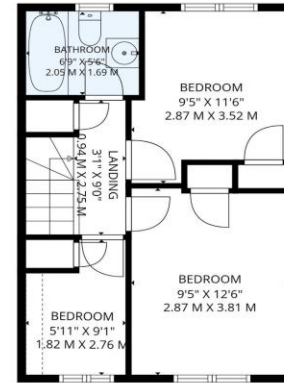
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**Offers over £325,000
Freehold**





1ST FLOOR



2ND FLOOR

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



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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