

Mill Road, Bury St. Edmunds, Suffolk, IP33 3NJ

MARK·EWIN
BURY ST EDMUNDS

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A two-bedroom terraced home located within a short walking distance of the town center.

The ground floor comprises a welcoming entrance hall, sitting room and separate dining room.

A breakfast area leads through to the kitchen, which has doors opening onto the rear garden. The property also benefits from a cellar and a downstairs cloakroom.
On the first floor, there are two bedrooms and a family bathroom fitted with a bath and shower.
Outside, the rear garden is laid to lawn, with a garden shed situated at the bottom.

Agent's Note – Parking
The property does not have private parking. Residents' on-street permit parking is available via West Suffolk Council (Zone E), subject to availability and eligibility. Additional parking is available at Parkway multi-storey car park, approximately five minutes' walk away, where season tickets can be purchased. Prospective purchasers are advised to confirm current charges and arrangements directly with West Suffolk Council.

Additional Information
Tenure: Freehold
Mobile Coverage: EE, 02, Three & Vodafone are listed as likely in this area (Source Ofcom)
Broadband: Standard, Supafast & Ultrafast are available in this area (Source Ofcom)
Heating via gas central heating (Please note that none of these services have been tested by the selling agent.)

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Directions

From the Town Centre proceed out of town along Parkway A1302 and turn right into Kings Road then take a left into Mill Road where the property can be found.

Location

This property is set within a short distance of the town centre. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance Hall 2' 11'' x 11' 10'' (0.89m x 3.60m)

Sitting Room 11' 1'' x 14' 0'' (3.38m x 4.26m)

Dining Room 11' 2'' x 10' 10'' (3.40m x 3.30m)

Breakfast area 8' 4'' x 9' 9'' (2.54m x 2.97m)

Kitchen 9' 8'' x 14' 5'' (2.94m x 4.39m)

Cloakroom 2' 3'' x 4' 11'' (0.69m x 1.50m)

Landing 2' 8'' x 10' 10'' (0.81m x 3.30m)

Bedroom 8' 6'' x 10' 10'' (2.59m x 3.30m)

Bedroom 13' 11'' x 11' 5'' (4.24m x 3.48m)

Family Bathroom 8' 3'' x 10' 4'' (2.51m x 3.15m)

Cellar 11' 9'' x 14' 1'' (3.57m x 4.29m)

Additional Information:

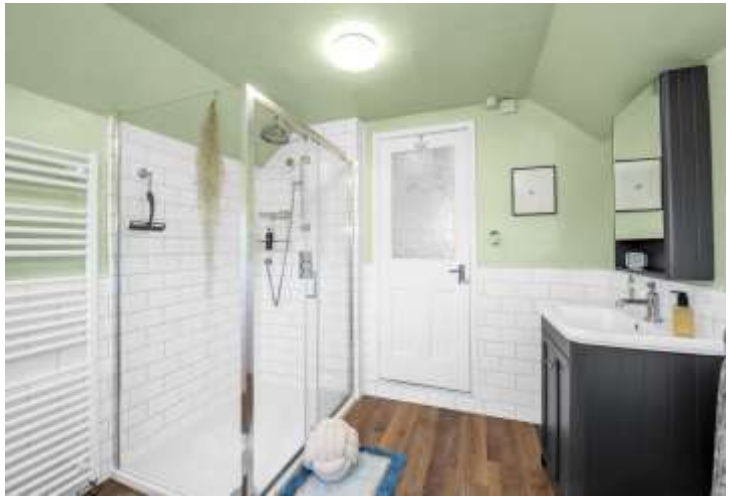
Council Tax Band: C
EPC Rating: D
Tenure: Freehold

Offers over £325,000
Freehold















TOTAL: 984 sq. ft, 92 m2
GROUND FLOOR: 579 sq. ft, 54 m2, FIRST FLOOR: 405 sq. ft, 38 m2
EXCLUDED AREAS: CELLAR: 164 sq. ft, 15 m2, WALLS: 110 sq. ft, 10 m2



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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 byer 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.