



Cardinal Close, Bury St. Edmunds, Suffolk, IP32 7LR

MARK · EWIN
BURY ST EDMUNDS

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A well presented three bedroom end terrace within the popular Moreton Hall Development. The property on the ground floor offers a good sized kitchen, cloakroom and separate dining room which is open plan to the sitting room at the rear offering a wood burner and double doors to the rear garden.

On the first floor there are three bedrooms and a modern family bathroom.

Outside there is a well maintained and low maintenance rear garden and allocated parking for three cars. The property also benefits from an outside shed with electricity that can be used as an office.

Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' 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

Leaving Bury St Edmunds along Mount Road, take the turning on the left hand side into Appledown Drive. Cardinal Close is the first left and the property can be found with our for sale board.

Location

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 Hallway 6' 0" x 15' 2" (1.83m x 4.62m)

Kitchen 8' 3" x 15' 2" (2.52m x 4.63m)

Dining area 14' 7" x 8' 9" (4.44m x 2.66m)

Sitting Room 14' 7" x 11' 11" (4.44m x 3.63m)

Cloakroom

Bedroom 8' 3" x 12' 4" (2.51m x 3.76m)

bedroom 8' 3" x 9' 4" (2.51m x 2.84m)

bedroom 6' 0" x 8' 10" (1.83m x 2.69m)

Additional Information:

Council Tax Band: C

EPC Rating: TBC

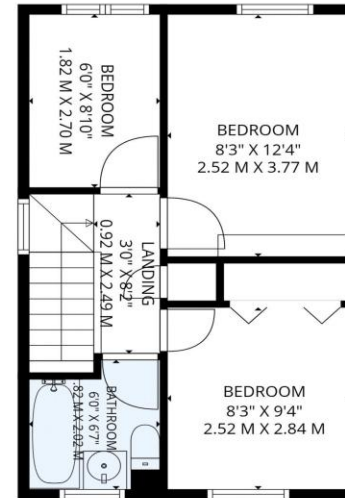
Tenure: Freehold

Offers in Excess of £325,000
Freehold





GROUND FLOOR



FIRST 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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