

Wellington Close, Chedburgh, Bury St. Edmunds, Suffolk, IP29 4WE

MARK·EWIN
BURY ST EDMUNDS

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A three-bedroom semi-detached family home situated in the village of Chedburgh with a garage and off-road parking.
On the ground floor, the accommodation comprises an entrance hall, kitchen with dining area, bright spacious sitting room with a door opening onto the garden, and a downstairs cloakroom. Upstairs, there are three bedrooms and a family bathroom. Outside, the property benefits from gardens to both the front and rear, the front garden is laid to lawn, with a paved pathway leading to the entrance. The rear garden is also laid to lawn and features a paved patio area, with a pathway extending to the bottom of the garden, where a door provides access to the garage.
The property also benefits from off road parking.
Agents note The property has shared use of a small green and there is a £70 annual charge to Mulberry Place Management Company Ltd.
Additional Information:
Tenure: Freehold
Council tax band: C
Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)
Broadband: Standard &; Superfast are available in this area. (Source Ofcom)
Services: Mains Electric, Water and Drainage. Heating via Calor gas.
Agents note Calor Gas goes into a shared supply which is billed individually. (Please note that none of these services have been tested by the selling agent.)

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Directions

Travelling south west along the A134 passing through the village of Horringer and onward to Chedburgh. Opposite the Yara UK Limited turning, Turn right onto Silver Tree Way and then right onto Wellington Close where the property can be found.

Location

Located approximately five miles from Bury St Edmunds the village of Chedburgh provides a village hall that offers a number a recreational activities, the village also offers a pre-school 'Little Teapots'. The historic market town of Bury St Edmunds is nearby and 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:

Entry 4' 11'' x 8' 8'' (1.50m x 2.64m)

Hall 4' 1'' x 5' 5'' (1.24m x 1.65m)

Kitchen 9' 10'' x 14' 0'' (2.99m x 4.26m)

Sitting Room 17' 5'' x 11' 9'' (5.30m x 3.58m)

Cloakroom 3' 7'' x 6' 2'' (1.09m x 1.88m)

Landing 3' 5'' x 10' 6'' (1.04m x 3.20m)

Bedroom 10' 5'' x 14' 0'' (3.17m x 4.26m)

Bedroom 10' 5'' x 11' 9'' (3.17m x 3.58m)

Bedroom 9' 0'' x 8' 4'' (2.74m x 2.54m)

Bathroom 6' 8'' x 5' 4'' (2.03m x 1.62m)

Garage 9' 10'' x 20' 4'' (2.99m x 6.19m)

Additional Information:

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

Offers over £280,000
Freehold















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.

www.markewin.co.uk

01284 217530 team@markewin.co.uk
77 St Johns Street, Bury St Edmunds
Suffolk, IP33 1SQ

The Property Ombudsman