



Myrtle Close, Bury St. Edmunds, Suffolk, IP33 3ZB

**MARK · EWIN**  
BURY ST EDMUNDS

## Myrtle Close, Bury St. Edmunds, Suffolk, IP33 3ZB

A spacious two-Bedroom Property located in Bury St Edmunds, with private Rear Garden and allocated Parking.

The accommodation on the ground floor comprises an entrance hall, kitchen/diner and cloakroom.

The kitchen/diner offers a range of wall and base units with French doors leading out to the garden. There is a downstairs cloakroom. On the first floor, there are two bedrooms, both with built-in storage, along with a generous sitting room and a good-sized airing/storage cupboard. The family bathroom completes the upstairs accommodation.

Outside, the property has a private walled rear garden with a lawn, patio area, storage shed and is enclosed by a lockable gate. There are also two allocated parking spaces.

**Additional Information:**

Tenure: Leasehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area via Openreach. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating offered via gas central heating. (Please note that none of these services have been tested by the selling agent.)

Agent's Note: The property is leasehold with the lease expiring on 31 December 2125.

Agents Note: There is an annual service charge of £286.22 payable to Tayfen Meadows Management Company



### Directions

Leave the town centre via Risbygate Street and turn right at the roundabout onto Tayfen Road. Take the next left onto Spring Lane and continue, turning right onto Fen Way. Follow Fen Way onto Myrtle 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 3' 2" x 5' 6" (0.96m x 1.68m)

Kitchen 8' 2" x 10' 1" (2.49m x 3.07m)

Dining Room 8' 2" x 7' 8" (2.49m x 2.34m)

Hall 6' 11" x 4' 0" (2.11m x 1.22m)

Landing 6' 4" x 6' 9" (1.93m x 2.06m)

Sitting Room 18' 3" x 10' 7" (5.56m x 3.22m)

Bedroom 10' 9" x 10' 7" (3.27m x 3.22m)

Bedroom 7' 8" x 6' 9" (2.34m x 2.06m)

Bathroom 7' 5" x 6' 0" (2.26m x 1.83m)

Cloakroom 3' 2" x 8' 4" (0.96m x 2.54m)

### Additional Information:

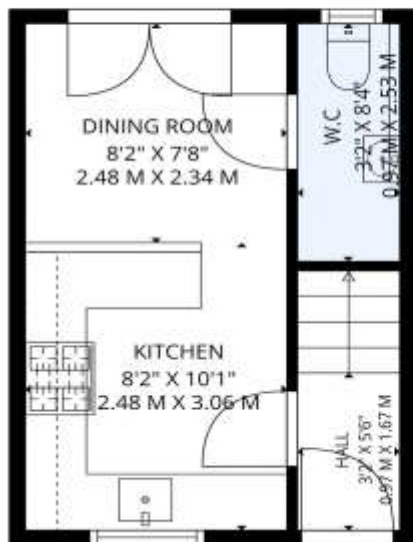
Council Tax Band: B

EPC Rating: C

Tenure: Freehold

Offers over £200,000  
Leasehold





GROUND FLOOR



FIRST FLOOR

All Measurements are Approximate, This Floor Plan is a Guide Only. Produced By Onip.



**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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