



Castle Road, Bury St. Edmunds, Suffolk, IP33 3NL

MARK · EWIN
BURY ST EDMUNDS

Castle Road, Bury St. Edmunds,
Suffolk, IP33 3NL

A three-bedroom semi-detached property
Located a short distance from the town
centre and local amenities, offering
accommodation arranged over two floors.

The ground floor comprises an entrance
hall, cloakroom, fitted kitchen leading
through to a bright family room with French
doors opening onto the garden, and an
open-plan sitting/dining room with a door
providing access to the rear.

On the first floor, three bedrooms are
arranged around the landing, alongside a
family bathroom fitted with a bath and
shower.

Outside, the rear garden is mainly laid to
lawn, with a paved patio area and a
pathway leading to the bottom of the
garden. Permit parking is available.

Additional Information;

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone
are available 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 combi boiler.

(Please note that none of these services
have been tested by the selling agent.)



Directions

Travelling north along Parkway, just before Cineworld, turn left into Kings Road and then left into Mill Road. Continue along this road and turn left into Castle Road 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 5' 11" x 14' 8" (1.80m x 4.47m)

Cloakroom 2' 0" x 3' 5" (0.61m x 1.04m)

Kitchen 6' 9" x 19' 2" (2.06m x 5.84m)

Dining Area 10' 10" x 13' 1" (3.30m x 3.98m)

Family Room 8' 11" x 12' 1" (2.72m x 3.68m)

Sitting Room 11' 9" x 12' 10" (3.58m x 3.91m)

Landing 2' 11" x 7' 11" (0.89m x 2.41m)

Bedroom 10' 11" x 12' 6" (3.32m x 3.81m)

Bedroom 6' 9" x 7' 11" (2.06m x 2.41m)

Bedroom 10' 10" x 12' 10" (3.30m x 3.91m)

Bathroom 6' 8" x 9' 6" (2.03m x 2.89m)

Additional Information:

Council Tax Band: C

EPC Rating: C

Tenure: Freehold

Offers over £350,000
Freehold





All Measurements Are Approximate, Treat Your Plans As A Guide Only. Produced By Drip.



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.

www.markewin.co.uk

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds
Suffolk, IP33 1SQ

