



Ashwell Road, Bury St. Edmunds, Suffolk, IP33 3LU

MARK · EWIN
BURY ST EDMUNDS

Ashwell Road, Bury St. Edmunds, Suffolk, IP33 3LU

NO ONWARD CHAIN – A bright one-bedroom, upper floor flat with balcony. On the popular West side of Bury St Edmunds within walking distance of the town centre and West Suffolk Hospital.

The property is set back from the street and includes an entrance hall with storage cupboard, and a welcoming sitting room with a door leading to a private balcony overlooking a green area with trees.

To the rear, there is a kitchen with wall and base units and a good-sized bedroom. A family bathroom with shower over the bath completes the accommodation.

Outside, the property has a covered entrance porch and downstairs, a lockable storage unit. Off road parking is available. The property is accessed via communal pathways, stairs and landing, with a storage area for bins also provided.

Additional Information;

Council Tax Band; A

Tenure: Leasehold

Lease Term: 125 years

Service Charge: £530.56 per annum for external maintenance and building insurance.

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 & Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

From the town centre proceed out of town along Out Westgate A143, turn right into Petticoat Lane and right again in to Hospital Road. Continue along Hospital Road into West Road. Turn left into Priors Avenue and then continue into Ashwell 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 2' 10" x 9' 7" (0.86m x 2.92m)

Kitchen 9' 10" x 9' 7" (2.99m x 2.92m)

Sitting room 11' 9" x 14' 9" (3.58m x 4.49m)

Bedroom 13' 0" x 10' 8" (3.96m x 3.25m)

Bathroom 10' 3" x 5' 6" (3.12m x 1.68m)



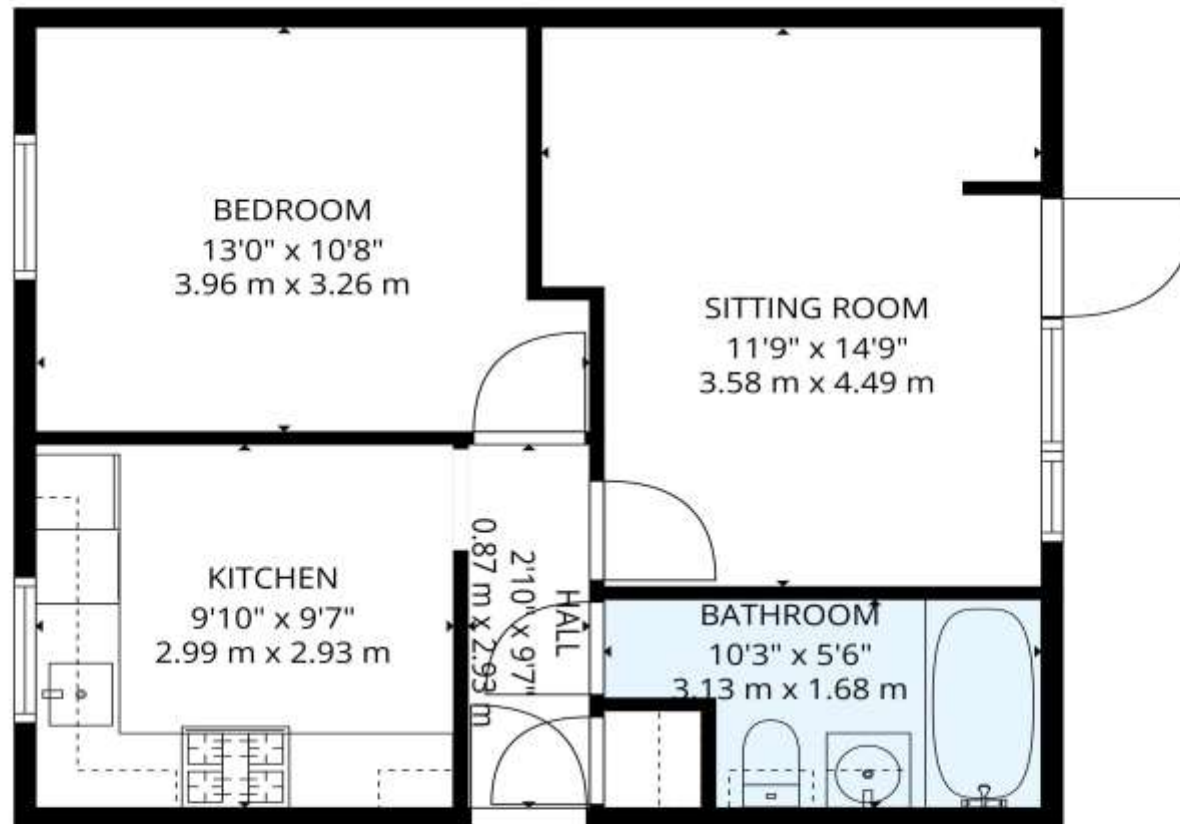
Additional Information:

Council Tax Band: A

EPC Rating: C

Tenure: Freehold

Offers Over £125,000
Freehold



TOTAL: 487 sq. ft, 45 m2
1st floor: 487 sq. ft, 45 m2
EXCLUDED AREAS: WALLS: 46 sq. ft, 4 m2

All Measurements are Approximate, This Floor Plan is 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

