



Chalk Road South, Bury St. Edmunds, Suffolk, IP33 3BP

MARK · EWIN
BURY ST EDMUNDS

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A two-bedroom, terraced property located a short distance from the Town Centre and offered with NO ONWARD CHAIN.

The accommodation on the ground floor comprises a sitting room, dining room, fitted kitchen, rear lobby and a modern bathroom complete with a shower over bath. The kitchen offers an attractive range of wall and base level units and incorporates a built-in oven, hob and extractor. On the first floor, there are two bedrooms, the principal with a feature fireplace and the second offers built-in storage.

Outside, the garden is mainly laid to lawn with a path leading to a shingle area and garden shed.

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 & Drainage. Heating via gas central heating.

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



Directions

Proceed out of Bury St Edmunds town centre along Parkway. At the roundabout, turn right into Kings Road and then right into Chalk Road South.

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:

Sitting Room 11' 5" x 10' 11" (3.49m x 3.34m)

Dining Room 11' 5" x 10' 11" (3.49m x 3.34m)

Kitchen 10' 6" x 11' 6" (3.20m x 3.51m)

Rear Lobby 3' 1" x 4' 2" (0.93m x 1.28m)

Bathroom 5' 9" x 6' 7" (1.76m x 2.00m)

Bedroom 11' 5" x 10' 8" (3.49m x 3.26m)

Bedroom 8' 4" x 11' 2" (2.54m x 3.40m)

Rear Garden

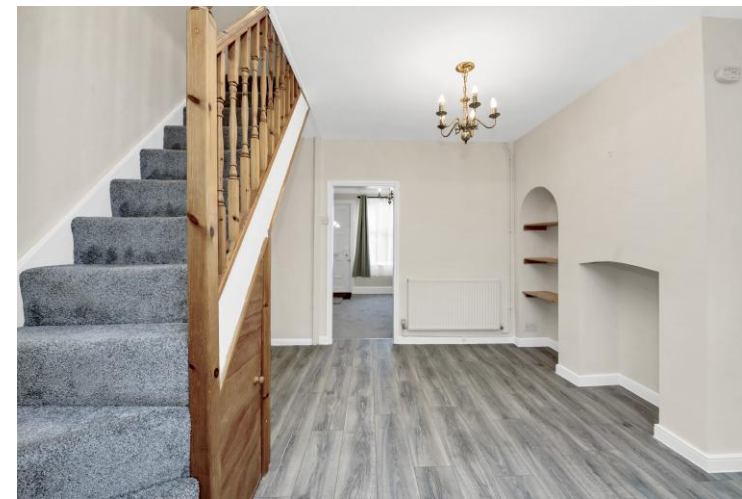
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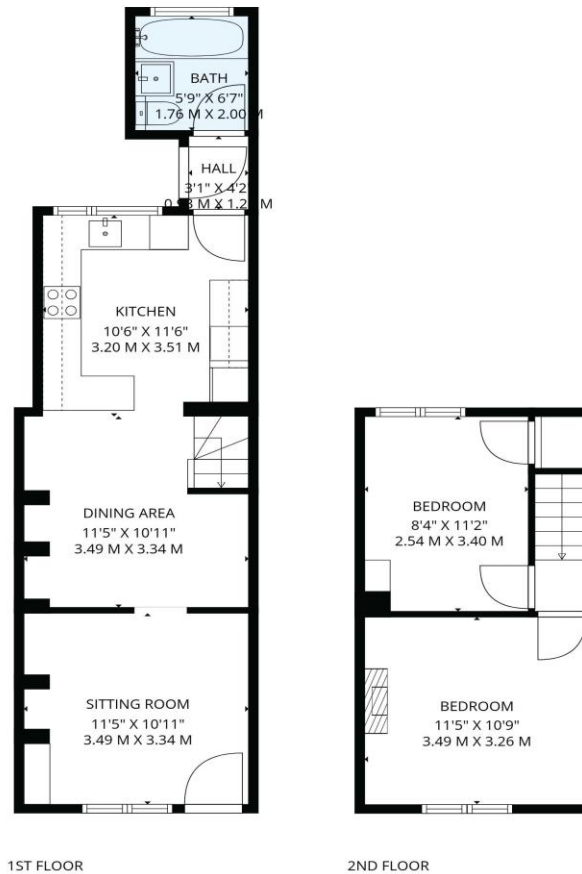
Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Offers Over £230,000
Freehold





TOTAL: 684 sq. ft, 64 m2
 1st floor: 429 sq. ft, 40 m2, 2nd floor: 255 sq. ft, 24 m2
 EXCLUDED AREAS: WALLS: 64 sq. ft, 6 m2

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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