



Victoria Street, Bury St. Edmunds, Suffolk, IP33 3BB

**MARK · EWIN**  
BURY ST EDMUNDS

An attractive and characterful three-bedroom Victorian property, ideally positioned within easy reach of the town centre and a wide range of local amenities.

The ground floor accommodation comprises a welcoming entrance hall, a sitting room enhanced by a feature bay window, and a separate dining room that flows seamlessly into a fitted kitchen and offers a walk-in pantry that also leads to the workshop. A sunroom overlooks the garden, while a convenient cloakroom completes the ground floor. Upstairs, the first-floor landing provides access to three well-proportioned bedrooms, along with a family bathroom. Additional benefits include a cellar, workshop and adjoining store which are accessible from the dining room, front of the property and the rear garden.

Externally, the rear garden has been thoughtfully designed for low maintenance, featuring a shingled layout complemented by a patio seating area and raised beds filled with a variety of flowers, shrubs, and established trees. Resident parking is available via a permit issued by West Suffolk Council.

Agents note: This property is situated within a conservation area.

#### 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

From Parkway head left on to Risbygate Street, take the second left hand turning into Victoria Street and the property will be located along the road on your left hand side.

#### 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:**

Entrance Hall 5' 5" x 18' 3" (1.64m x 5.55m)

Sitting Room 11' 8" x 16' 10" (3.55m x 5.13m)

Dining Room 14' 6" x 11' 3" (4.41m x 3.43m)

Kitchen 9' 3" x 9' 2" (2.83m x 2.80m)

Sun Room 7' 7" x 12' 9" (2.31m x 3.89m)

Cloakroom 5' 7" x 3' 3" (1.70m x 0.99m)

Landing 5' 8" x 15' 1" (1.72m x 4.59m)

Bedroom 11' 11" x 13' 0" (3.62m x 3.95m)

Bedroom 11' 5" x 11' 1" (3.48m x 3.38m)

Bedroom 9' 2" x 9' 5" (2.80m x 2.86m)

Bathroom 5' 2" x 9' 0" (1.58m x 2.75m)

Cellar 17' 4" x 10' 7" (5.29m x 3.22m)

Workshop 6' 6" x 31' 0" (1.98m x 9.46m)

Store 6' 6" x 6' 6" (1.98m x 1.98m)

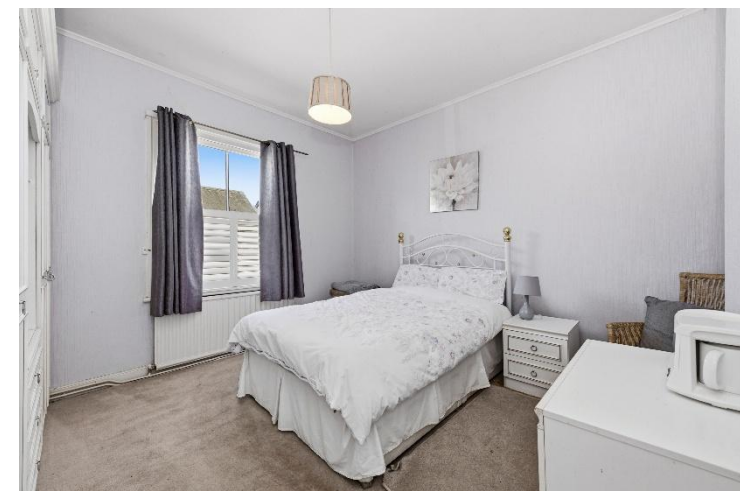
**Additional Information:**

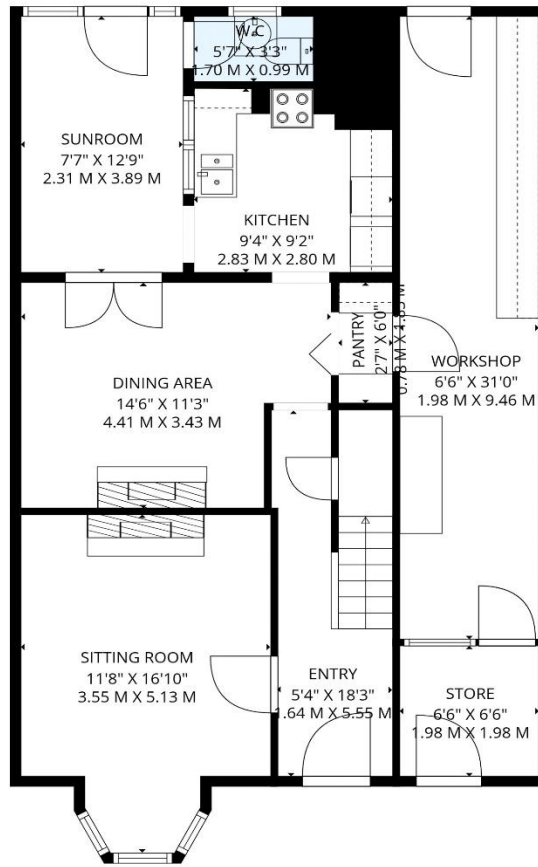
Council Tax Band: C

EPC Rating: TBC

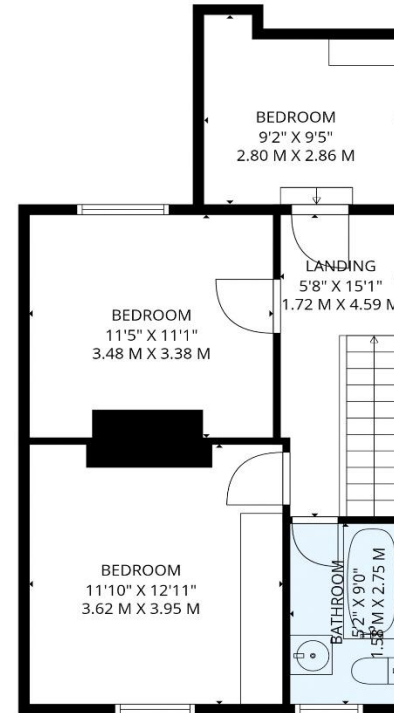
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**Guide Price £400,000**  
**Freehold**





1ST FLOOR



2ND FLOOR

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcnp.



**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](http://www.markewin.co.uk)

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