



Depden Lane, Chevington, Suffolk, IP29 5RW

MARK · EWIN
BURY ST EDMUNDS

Depden Lane, Chevington, Suffolk,
IP29 5RW

A well presented three-bedroom mid terrace property located in the village of Chevington offering a delightful outlook over a green to the front.

The accommodation, on the ground floor, offers entrance porch, entrance hall, kitchen, sitting room opening to the dining area with patio doors leading to a enclosed rear garden. The first floor offers three bedrooms and the family bathroom.

Outside, parking is offered via a single garage and parking. There are front and rear gardens being mainly laid to lawn.

Additional Information

Tenure: Freehold

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

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage. Heating via electric heaters. (Please note that none of these services have been tested by the selling agent.)



Directions

Head out of Bury on the Westley Road. Upon entering the village of Little Saxham take the left hand turning signed posted Hargrave. Follow this road and turn left into New Road, signed posted Chevington. Continue into Mill Road and go straight over the crossroads into Chedburgh Road. Depden Lane is the turning on the right hand side.

Location

The village of Chevington is located approximately 7 miles out of Bury on the south west side of town. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

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Accommodation:

Entrance Hall 8' 8" x 5' 10" (2.64m x 1.78m)

Kitchen 8' 6" x 9' 9" (2.59m x 2.97m)

Sitting Room 12' 8" x 16' 2" (3.87m x 4.94m)

Dining Room 6' 0" x 16' 1" (1.82m x 4.91m)

First Floor Landing

Bedroom One 11' 6" x 10' 0" (3.5m x 3.05m)

Bedroom Two 10' 2" x 10' 1" (3.09m x 3.07m)

Bedroom Three 6' 5" x 5' 11" (1.95m x 1.81m)

Bathroom 8' 2" x 5' 10" (2.5m x 1.77m)

Outside

Garage & Parking

Front & Rear Gardens

Additional Information:

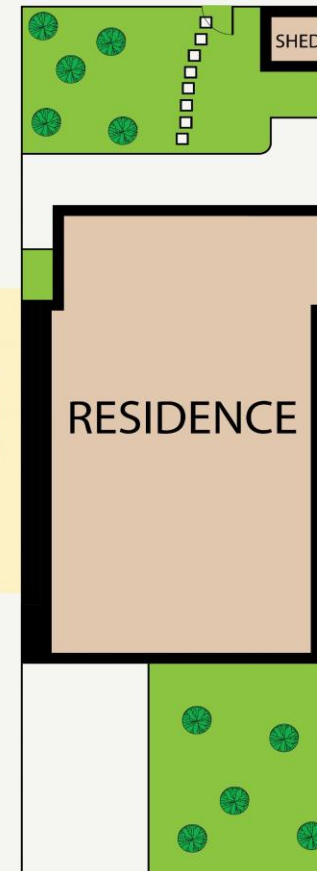
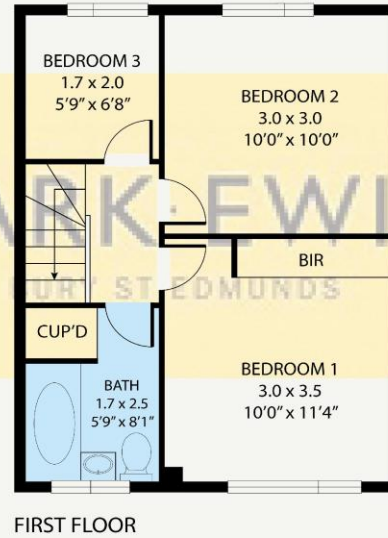
Council Tax Band: B

EPC Rating: D

Tenure: Freehold

**Offers over £220,000
Freehold**





26 Depden Lane, Chevington IP29 5RW

TOTAL APPROX. FLOOR AREA 74 SQ.M - 796 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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