



Caie Walk, Bury St. Edmunds, Suffolk, IP33 2NY

MARK · EWIN
BURY ST EDMUNDS

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A three-bedroom, extended end-terrace home located on the popular Nowton Estate found on the south side of Bury St Edmunds. The ground floor accommodation comprises an entrance porch and hall, sitting room, kitchen, a thoughtful extension adding a family/dining room, and cloakroom. On the first floor there are three bedrooms and a family bathroom.

Outside; the front garden is laid to lawn with a path to the front door and is enclosed by fencing. The rear garden is also mainly laid to lawn with a rear access gate and is enclosed by fencing. Parking is offered via a garage with a space in front.

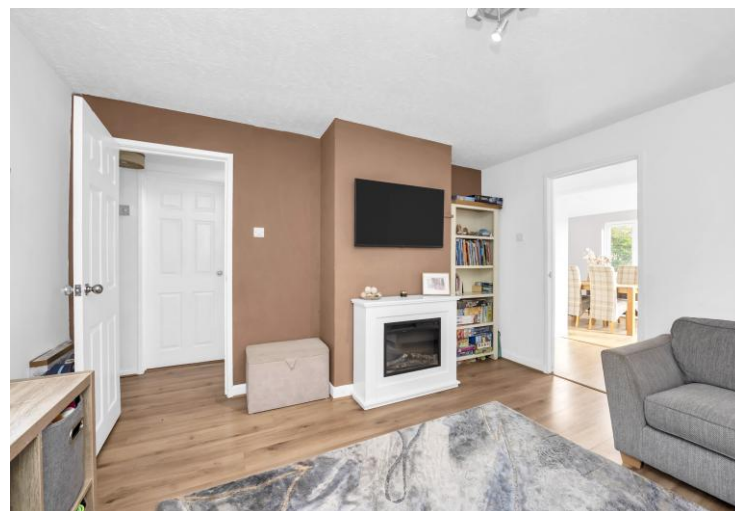
Additional Information

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



Directions

Leave Bury St Edmunds along Cullum Road and continue straight over the roundabout, following Nowton Road. Follow the road round to the right, turning into Mayfield Road. Take a right into Sandpiper Road where Caie Walk 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:

Entrance Hall

Sitting Room 12' 11" x 12' 0" (3.94m x 3.66m)

Kitchen 17' 10" x 12' 2" (5.43m x 3.70m)

Family/Dining Room 17' 4" x 8' 11" (5.28m x 2.72m)

Cloakroom 6' 4" x 4' 6" (1.92m x 1.38m)

First Floor Landing

Bedroom One 11' 1" x 11' 0" (3.38m x 3.36m)

Bedroom Two 10' 0" x 12' 0" (3.04m x 3.66m)

Bedroom Three 7' 6" x 9' 1" (2.28m x 2.78m)

Family Bathroom 9' 2" x 5' 10" (2.80m x 1.78m)

Additional Information:

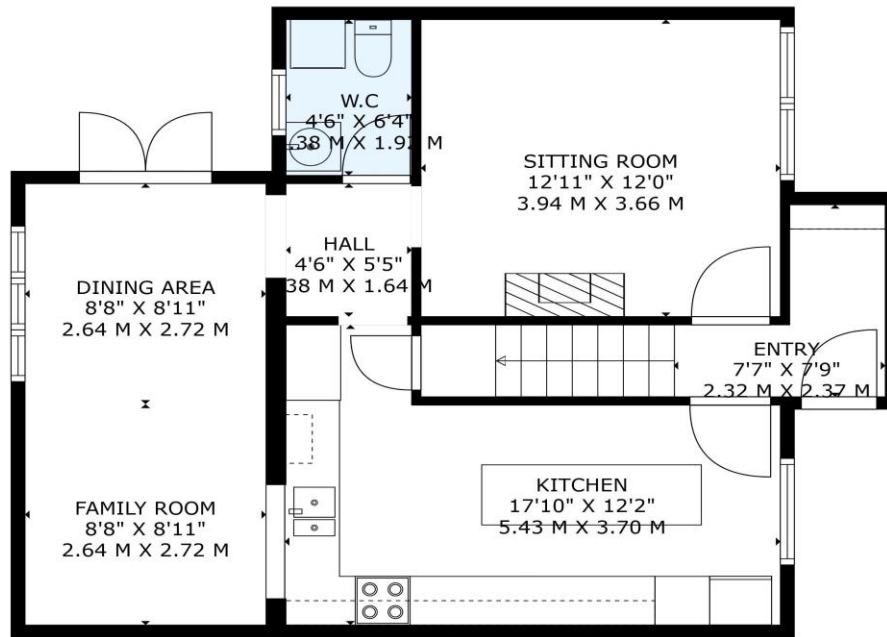
Council Tax Band: B

EPC Rating: TBC

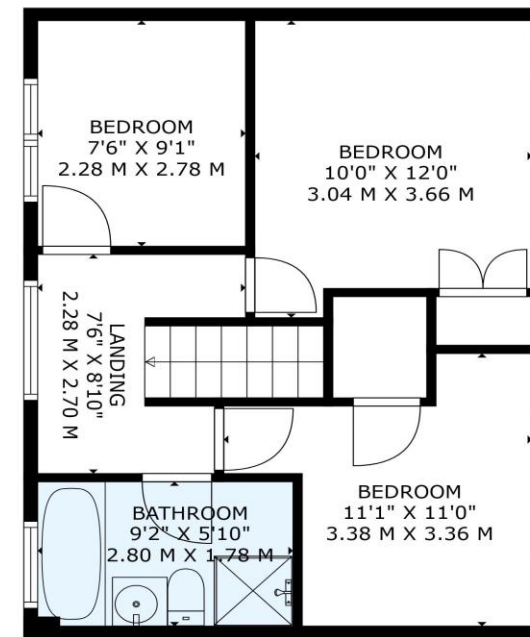
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Offers Over £270,000
Freehold





FLOOR 1



FLOOR 2

TOTAL: 1067 sq. ft, 99 m2
 FLOOR 1: 632 sq. ft, 59 m2, FLOOR 2: 435 sq. ft, 40 m2
 EXCLUDED AREAS: WALLS: 79 sq. ft, 8 m2

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



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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