

Raynsford Road, Great Whelnetham, Bury St. Edmunds, Suffolk, IP30 0TN

MARK·EWIN
BURY ST EDMUNDS

Raynsford Road, Great Whelnetham,
Bury St. Edmunds, Suffolk, IP30 0TN

A well-presented three-bedroom terraced home in the popular village of Great Whelnetham, enjoying a pleasant position overlooking the green.

The ground floor provides an entrance hall, well proportioned sitting room, modern fitted kitchen with integrated fridge/freezer, dishwasher and washing machine, and a downstairs bathroom.

The first floor offers three bedrooms with one currently being used as a home office. Outside, the property has a rear garden which is laid mainly to lawn with gravel pathway and timber decking area. At the rear of the property there is a single garage.

Additional Information
Tenure: Freehold
Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)
Broadband: Standard & Superfast are available in this area. (Source Ofcom)
Services: Mains Electric, Oil, Water and Drainage. Heating via oil fired heating. (Please note that none of these services have been tested by the selling agent.)

MARK·EWIN
BURY ST EDMUNDS









Directions

Leaving Bury St Edmunds along the A134 towards Sudbury into Sicklesmere and turn right into Stanningfield Road then take the first left into Raynsford Road.

Location

The popular village of Great Whelnetham is situated approximately 3.5 miles to the south of Bury St Edmunds. Whelnetham has a primary school, village hall and a local bus service. The next village of Sicklesmere offers a shop, post office and public house. There is convenient access to the A134 linking to Sudbury and to Bury St Edmunds and to the A14 Dual Carriageway linking to Newmarket and Cambridge.

Accommodation:

Entry 5' 0'' x 4' 1'' (1.52m x 1.24m)

Sitting Room 14' 7'' x 15' 5'' (4.44m x 4.70m)

Kitchen 11' 5'' x 10' 10'' (3.48m x 3.30m)

Bathroom 5' 11'' x 8' 9'' (1.80m x 2.66m)

Hall 2' 10'' x 3' 3'' (0.86m x 0.99m)

Landing 8' 9'' x 3' 2'' (2.66m x 0.96m)

Bedroom 12' 4'' x 10' 11'' (3.76m x 3.32m)

Bedroom 8' 7'' x 11' 6'' (2.61m x 3.50m)

Bedroom 8' 9'' x 8' 4'' (2.66m x 2.54m)

Additional Information:

Council Tax Band: B
EPC Rating: D
Tenure: Freehold

Offers Over £240,000
Freehold



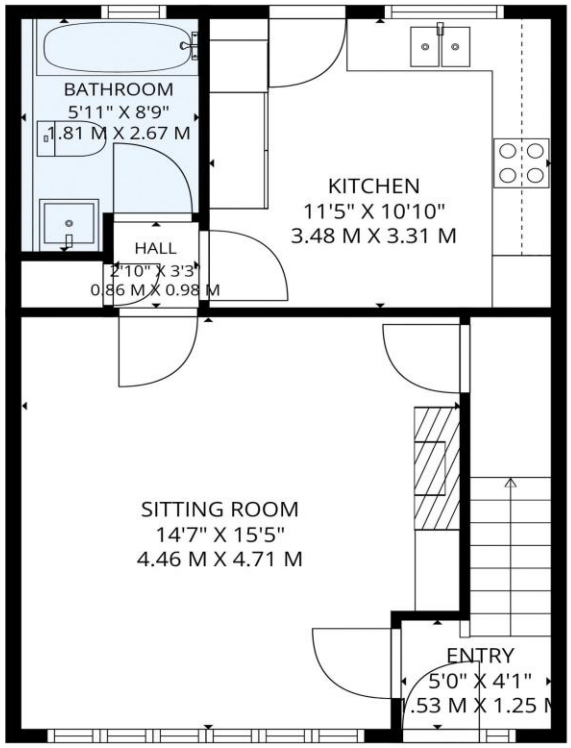




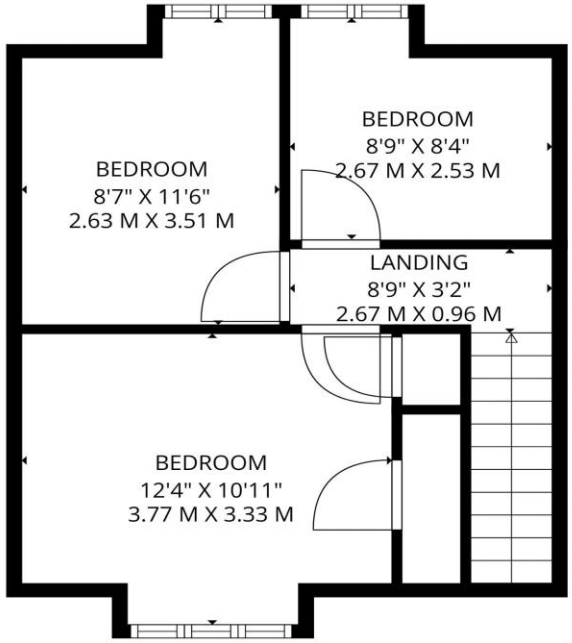








GROUND FLOOR



FIRST FLOOR

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 byer 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

The Property Ombudsman