



Heldhaw Road, Bury St. Edmunds, Suffolk, IP32 7ES

**MARK · EWIN**  
BURY ST EDMUNDS

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Suffolk, IP32 7ES

CHAIN FREE.

Located on the ever popular Moreton Hall Development is this two-bedroom semi-detached property in need of some updating. The property benefits from a garage and off-road parking.

The ground floor accommodation comprises an entrance porch, a sitting room, and a kitchen with direct access to the rear garden. The first floor offers two well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a lawned front garden, a driveway providing off-road parking and access to the single garage, and an attractive enclosed rear garden, predominantly laid to lawn with a decked seating area and flower beds. The property benefits from gas fired central heating and double glazing.

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 the Moreton Hall Interchange, head along Bedingfield Way, continue over the roundabout staying on Bedingfield Way, at the John Banks roundabout turn left onto Orttewell Road, at the roundabout turn left onto Symonds Road, left again onto Heldhaw Road. The property will be located on the right hand side.

#### Location

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 Porch 5' 3" x 5' 8" (1.59m x 1.73m)

Kitchen 10' 3" x 12' 0" (3.13m x 3.65m)

Sitting Room 14' 4" x 12' 0" (4.37m x 3.65m)

Landing

Bedroom 9' 11" x 12' 0" (3.03m x 3.65m)

Bedroom 7' 9" x 12' 0" (2.36m x 3.65m)

Bathroom 4' 9" x 8' 5" (1.45m x 2.57m)

Garage 16' 4" x 7' 11" (4.99m x 2.42m)

**Additional Information:**

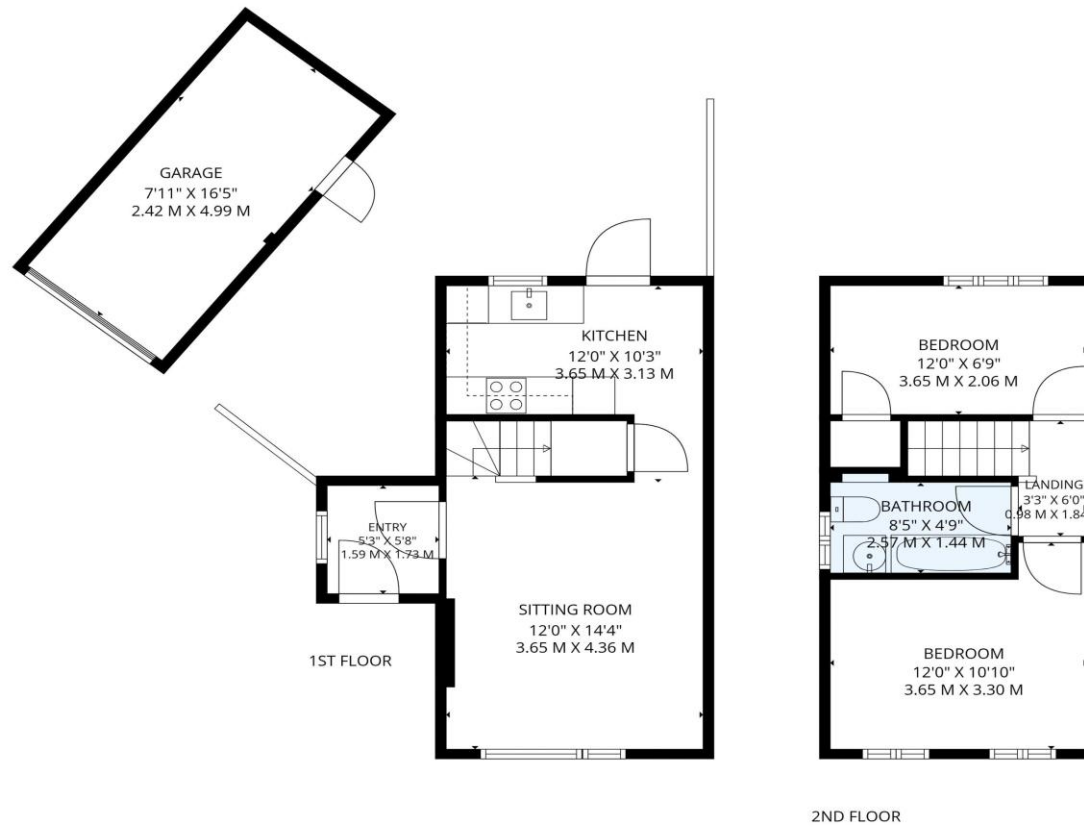
Council Tax Band: B

EPC Rating: C

Tenure: Freehold

**Guide Price £250,000**  
**Freehold**





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.

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

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

