



Eastgate Street, Bury St. Edmunds, Suffolk, IP33 1YQ

MARK · EWIN
BURY ST EDMUNDS

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A three bedroom end of terrace property arranged over three floors, situated within walking distance of the Abbey Gardens and the market town centre.

The ground floor comprises an entrance hall, sitting room with feature fireplace, dining area with doors opening onto the garden, fitted kitchen and family bathroom. The first floor offers two bedrooms, with a further bedroom occupying the second floor. Externally, the property benefits from a fully enclosed rear patio garden with gated rear access.

Additional Information;

Tenure: Freehold

Flying Freehold: A flying freehold exists in relation to No. 121

No Onward Chain

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 Electricity, Water, Drainage and Gas.



Directions

Head along Northgate Street at the T junction turn left in to Mustow Street. Proceed along Mustow Street into Eastgate Street where the property can be found on the right 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:

Hall 7' 1" x 3' 0" (2.16m x 0.91m)

Kitchen 13' 0" x 7' 7" (3.96m x 2.31m)

Dining area 14' 9" x 8' 6" (4.49m x 2.59m)

Sitting Room 16' 4" x 13' 11" (4.97m x 4.24m)

Bathroom 5' 6" x 8' 6" (1.68m x 2.59m)

Landing 6' 6" x 8' 3" (1.98m x 2.51m)

Bedroom 12' 8" x 8' 6" (3.86m x 2.59m)

Bedroom 12' 8" x 13' 11" (3.86m x 4.24m)

Bedroom 20' 8" x 10' 8" (6.29m x 3.25m)

Additional Information:

Council Tax Band: B

EPC Rating: E

Tenure: Freehold

**Offers In The Region Of £250,000
Freehold**





1ST FLOOR



2ND FLOOR



3RD FLOOR

All Measurements are Approximate, Not Made to Scale & Guide Only. Produced by Drip.



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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