Abbeyfields, Bury St. Edmunds, Suffolk, IP33 1AQ

MARK·EWIN
BURY ST EDMUNDS

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A modern, four-bedroom townhouse located a short distance from the Town Centre and local amenities.

The accommodation on the ground floor offers an entrance hall, cloakroom, sitting/dining room with access to the garden and a modern kitchen/breakfast room. On the first floor, two bedrooms can be found, the principal benefits from built-in wardrobes and an ensuite shower room. A family bathroom completes the accommodation on this floor. Moving to the second floor, a landing with further built-in storage leads to two further bedrooms, one of them also offers built-in wardrobes.

Outside, the rear garden is mainly laid to lawn with a paved patio area and planted beds. Parking is offered via two allocated spaces.

Agents note: There is an annual payment of approximately £400.00 for the upkeep of the communal areas.

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.)

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Directions

Proceed out of town heading along Eastgate Street, pass under the A14 flyover, Abbeyfields will be then found a short distance on your left hand side.

Location

The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. With two parks either side including Nowton Park and Hardwick Heath and close access to the west Suffolk hospital. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Hallway 6' 7'' x 8' 9'' (2.00m x 2.67m)

WC 2' 9'' x 6' 4'' (0.84m x 1.94m)

Sitting Room 9' 11'' x 12' 0'' (3.03m x 3.67m)

Dining Area 5' 3'' x 12' 0'' (1.61m x 3.67m)

Kitchen 8' 4'' x 9' 5'' (2.54m x 2.87m)

Breakfast Area 8' 4'' x 6' 0'' (2.54m x 1.83m)

Landing 6' 10'' x 14' 10'' (2.09m x 4.53m)

Bedroom 9' 7'' x 12' 7'' (2.92m x 3.83m)

Ensuite 5' 4'' x 6' 6'' (1.62m x 1.98m)

Bedroom 8' 0'' x 12' 6'' (2.45m x 3.81m)

Bathroom 6' 10'' x 5' 5'' (2.09m x 1.66m)

Landing 6' 5'' x 6' 8'' (1.95m x 2.03m)

Bedroom 12' 5'' x 15' 9'' (3.79m x 4.79m)

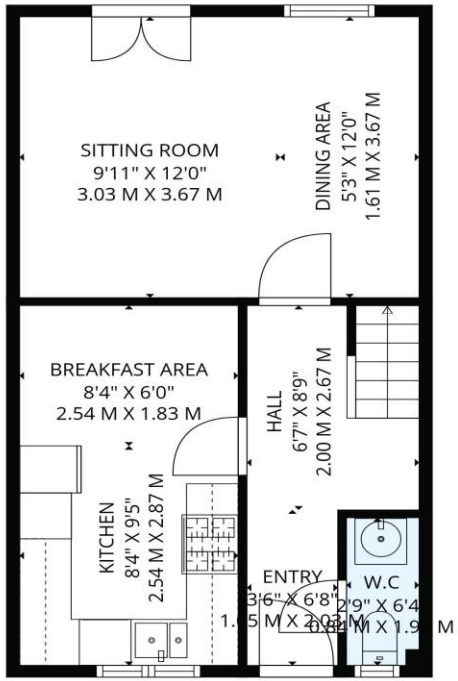
Bedroom 8' 6'' x 11' 9'' (2.59m x 3.57m)

Rear Garden

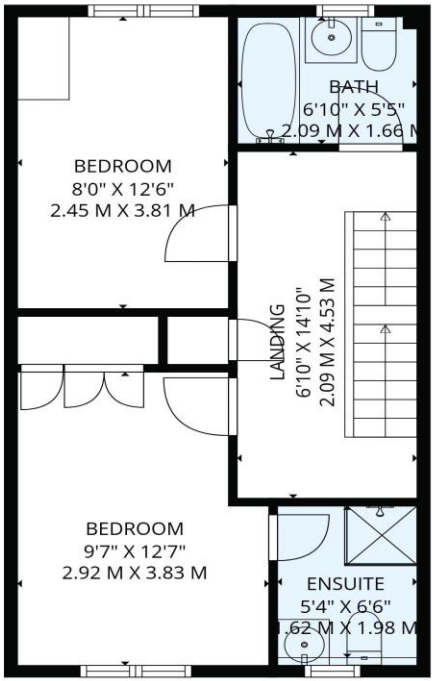
Additional Information:

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

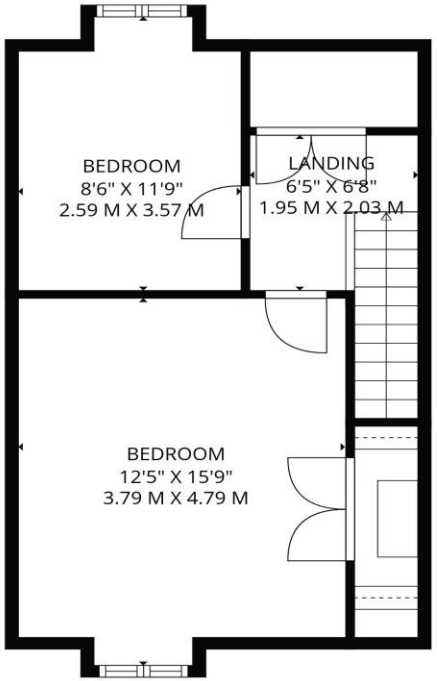
Guide Price £350,000
Freehold



1ST FLOOR



2ND FLOOR



3RD FLOOR

TOTAL: 1209 sq. ft, 112 m2
1st floor: 423 sq. ft, 39 m2, 2nd floor: 423 sq. ft, 39 m2, 3rd floor: 363 sq. ft, 34 m2
EXCLUDED AREAS: LOW CEILING: 31 sq. ft, 4 m2, WALLS: 86 sq. ft, 8 m2

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

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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.

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The Property Ombudsman