



Pleasant Row, Mill Road, Bury St. Edmunds, Suffolk, IP33 3NP

**MARK · EWIN**  
BURY ST EDMUNDS

## Pleasant Row, Mill Road, Bury St. Edmunds, Suffolk, IP33 3NP

A beautifully presented terraced home, ideally situated within easy reach of the town centre and a wide range of local amenities.

This charming property offers well-appointed accommodation, beginning with a welcoming sitting room featuring a cosy wood-burning stove, creating a warm and inviting atmosphere. The sitting room flows seamlessly into a stylish contemporary kitchen/dining room, perfect for both everyday living and entertaining. The kitchen is fitted with an attractive range of wall and base units and benefits from an integrated oven and hob. To the rear, a practical utility area provides additional storage and workspace. On the first floor, the property offers two bedrooms and a family bathroom.

Outside, the enclosed rear garden provides a pleasant space to relax and enjoy outdoor living, being predominantly laid to lawn and complemented by a paved patio area, ideal for al fresco dining and entertaining.

### 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 town centre proceed out of town along Out Westgate A143, at the traffic lights with the BP garage turn right into Petticoat Lane and then bear right onto Hospital Road and then left onto Mill Road South. Pleasant Row 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:**

Sitting Room 10' 11" x 10' 0" (3.34m x 3.05m)

Kitchen 10' 11" x 10' 0" (3.34m x 3.06m)

Utility 7' 10" x 4' 5" (2.40m x 1.35m)

Landing 2' 8" x 3' 8" (0.81m x 1.13m)

Bedroom 10' 11" x 10' 9" (3.34m x 3.27m)

Bedroom 8' 4" x 5' 11" (2.55m x 1.81m)

Bathroom 5' 9" x 6' 8" (1.74m x 2.04m)

Rear Garden



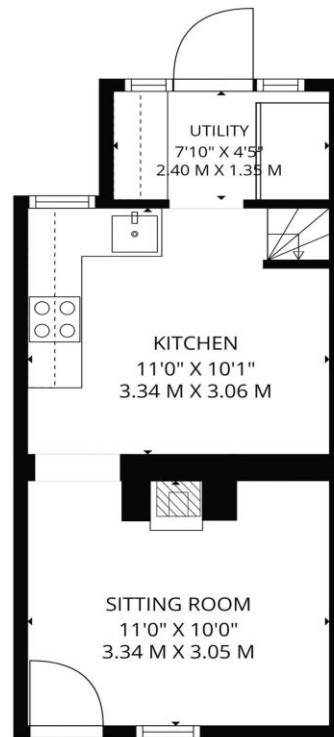
**Additional Information:**

Council Tax Band: A

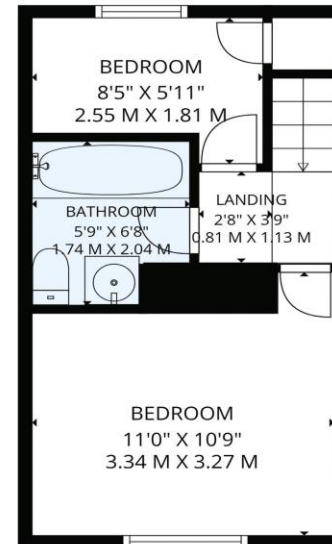
EPC Rating: C

Tenure: Freehold

**Offers Over £250,000  
Freehold**



1ST FLOOR



2ND FLOOR

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.

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