

Mill Road, Bury St. Edmunds, Suffolk, IP33 3NJ

MARK·EWIN
BURY ST EDMUNDS

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Renovated Period End-of-Terrace Home Within Walking Distance of the Town Centre. This period end-of-terrace home has recently undergone an extensive programme of renovation and now offers well-presented accommodation arranged over two floors. The property is entered via a welcoming entrance hall, leading to a front sitting room with fireplace. To the rear is an open-plan kitchen/dining room, fitted with a range of contemporary units and incorporating a central island. French doors open onto the rear garden, allowing plenty of natural light into the room. A utility room and ground floor shower room complete the accommodation, while a cellar provides useful storage. On the first floor are three bedrooms, together with a family bathroom fitted with both a bath and a separate shower. Outside, the enclosed rear garden is predominantly laid to lawn with a paved seating area, providing an attractive outdoor space. This renovated period home combines character features with modern finishes and enjoys a convenient location close to the town centre and its range of amenities.

Agents note; Some images have been digitally staged using AI and are for illustration purposes only, to give a better feel for the space. Original photographs of each room are included alongside them.
Agent's Note – Parking
The property does not have private parking. Residents' on-street permit parking is available via West Suffolk Council (Zone E), subject to availability and eligibility. Additional parking is available at Parkway multi-storey car park, approximately five minutes' walk away, where season tickets can be purchased. Prospective purchasers are advised to confirm current charges and arrangements directly with West Suffolk Council.
Additional Information
Tenure: Freehold Mobile Coverage:EE, 02, Three & Vodafone are listed as likely in this area (Source Ofcom)
Broadband: Standard, Supafast & Ultrafast are available in this area (Source Ofcom)
Heating via gas central heating
(Please note that none of these services have been tested by the selling agent.)

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Directions

Travelling south along Parkway, just after Cineworld, turn right at the roundabout into Kings Road, turn left into Mill Road where the property can be found on the right hand side as marked by our for sale board.

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 / Stanstead Airport via the A11/M11.

Accommodation:

Entrance Hall 14' 1'' x 3' 1'' (4.29m x 0.94m)

Kitchen Area 12' 7'' x 11' 2'' (3.83m x 3.40m)

Dining area 10' 9'' x 8' 3'' (3.27m x 2.51m)

Utility room 6' 11'' x 4' 6'' (2.11m x 1.37m)

Shower Room 7' 4'' x 4' 4'' (2.23m x 1.32m)

Sitting Room 12' 1'' x 11' 1'' (3.68m x 3.38m)

Bedroom 14' 9'' x 10' 11'' (4.49m x 3.32m)

Bedroom 13' 2'' x 9' 11'' (4.01m x 3.02m)

Bedroom 8' 1'' x 7' 11'' (2.46m x 2.41m)

Bathroom 9' 8'' x 6' 1'' (2.94m x 1.85m)

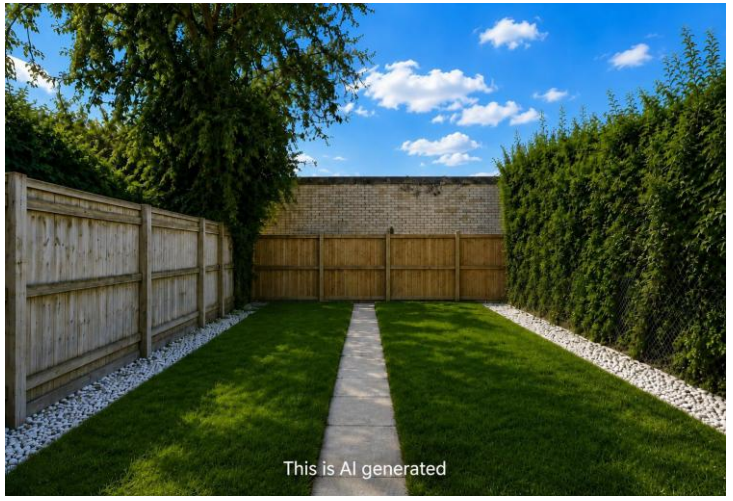
Cellar 14' 9'' x 14' 10'' (4.49m x 4.52m)

Offers Over £350,000















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