



Petticoat Lane, Bury St. Edmunds, Suffolk, IP33 3NS

**MARK · EWIN**  
BURY ST EDMUNDS

## Petticoat Lane, Bury St. Edmunds, Suffolk, IP33 3NS

A two-bedroom, chain-free, detached bungalow offering delightful gardens, off-road parking and a garage.

The accommodation comprises an entrance hall, sitting room and kitchen/breakfast room. From the hallway, there are two bedrooms, the principal benefits from a WC located off. Further benefits include a conservatory overlooking the garden along with a lobby area providing extra storage.

Outside, parking is offered via a driveway and leads to the single garage. The front garden hosts a variety of flowers, shrubs and trees with a path leading to the front door. The rear boasts an attractive garden which is mainly laid to lawn with a paved patio area, planted beds and is bordered by various shrubs and trees.

### 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

Proceed out of town along Out Westgate, turn right at the petrol station into Petticoat Lane, the property will be located a short distance along Petticoat Lane on the left 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:**

Hallway 18' 9" x 4' 0" (5.72m x 1.21m)

Sitting Room 16' 11" x 15' 3" (5.16m x 4.64m)

Kitchen 14' 10" x 9' 11" (4.52m x 3.03m)

Bedroom 10' 10" x 13' 11" (3.30m reducing to 1.58m x 4.24m reducing to 3.00m)

WC 5' 3" x 3' 8" (1.61m x 1.12m)

Bedroom 10' 11" x 13' 11" (3.32m x 4.24m)

Bathroom 8' 9" x 5' 9" (2.67m x 1.76m)

Lobby

Front & Rear Gardens

Driveway & Garage

**Additional Information:**

Council Tax Band: D

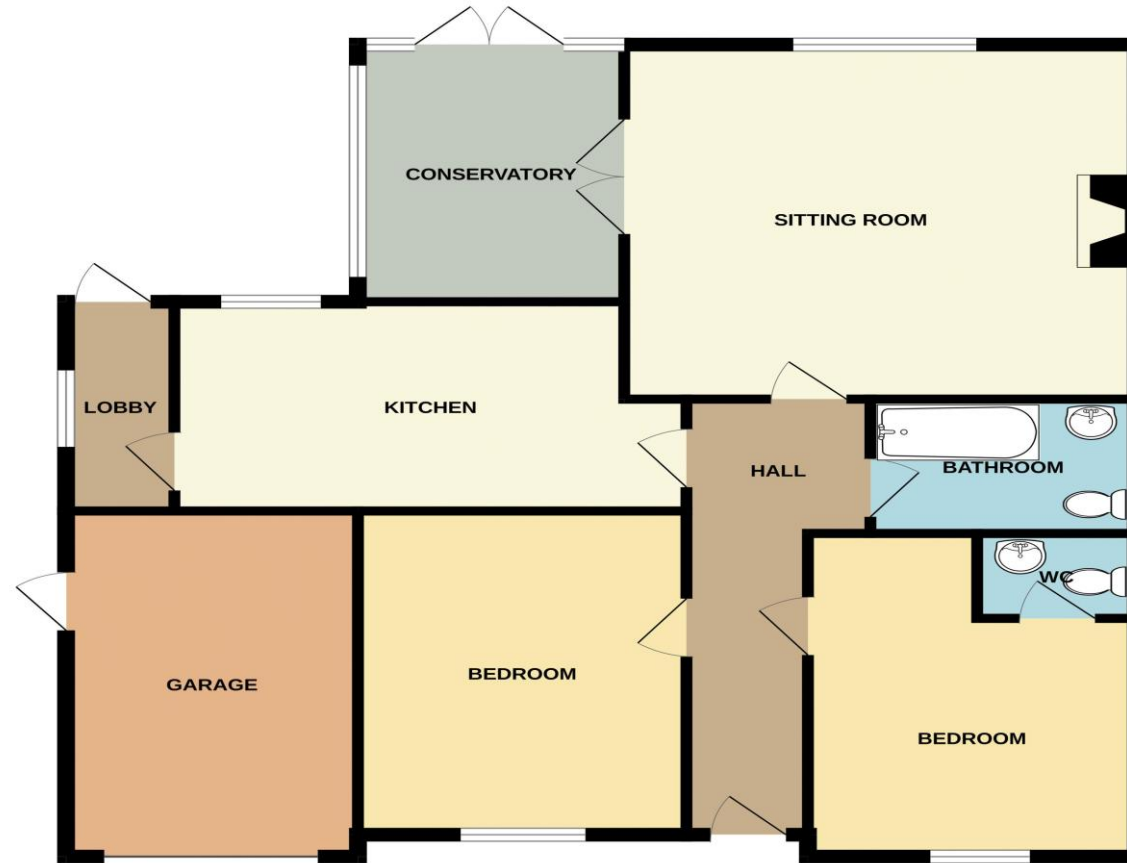
EPC Rating: D

Tenure: Freehold

**Offers Over £325,000  
Freehold**



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020

**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

