



Severn Road, Bury St. Edmunds, Suffolk, IP32 6NE

MARK · EWIN
BURY ST EDMUNDS

73 Severn Road, Bury St. Edmunds,
Suffolk, IP32 6NE

IN NEED OF MODERNISATION

A three-bedroom end of terrace house arranged over two floors, situated in Bury St Edmunds and offered with vacant possession.

The ground floor comprises an entrance hall, good sized sitting room with double doors leading to the garden, kitchen and utility room with storage cupboard and cloakroom.

The first floor offers a landing, three bedrooms and a shower room.

Outside there is an enclosed rear garden, laid mainly to lawn with a paved and shingle pathway running along one side.

Additional Information

Tenure: Freehold

Council Tax band: B

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 Bury St Edmunds town centre, proceed north-east along Northgate Street and continue onto Fornham Road (A1101). At the roundabout, take the second exit onto Parkway North (A1302). Continue straight ahead through the next roundabout and take the left turn onto Lake Avenue. Follow Lake Avenue and turn right onto Severn Road, where the property will be found 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.

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Accommodation:

Hall 11' 6" x 5' 4" (3.50m x 1.62m)

Kitchen 11' 8" x 12' 8" (3.55m x 3.86m)

Sitting Room 13' 1" x 18' 5" (3.98m x 5.61m)

Utility 9' 1" x 14' 6" (2.77m x 4.42m)

Storage 4' 8" x 2' 5" (1.42m x 0.74m)

Cloakroom 4' 8" x 2' 7" (1.42m x 0.79m)

Landing 8' 9" x 5' 8" (2.66m x 1.73m)

Bedroom 8' 2" x 7' 6" (2.49m x 2.28m)

Bedroom 11' 4" x 12' 5" (3.45m x 3.78m)

Bedroom 9' 10" x 12' 5" (2.99m x 3.78m)

Bathroom 5' 8" x 7' 3" (1.73m x 2.21m)

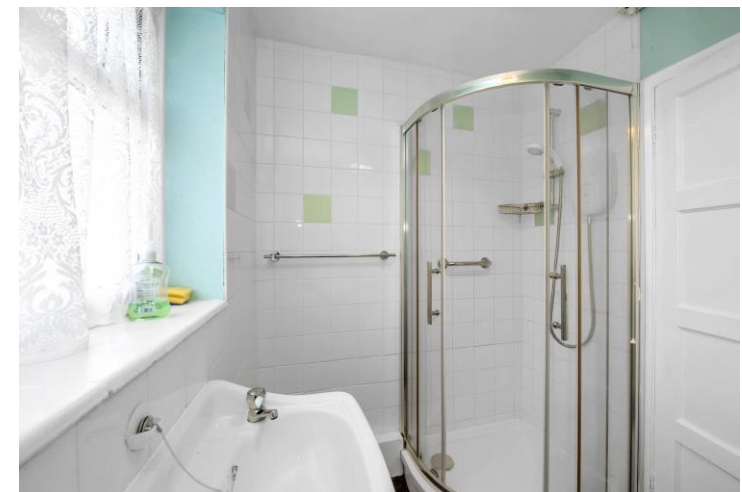
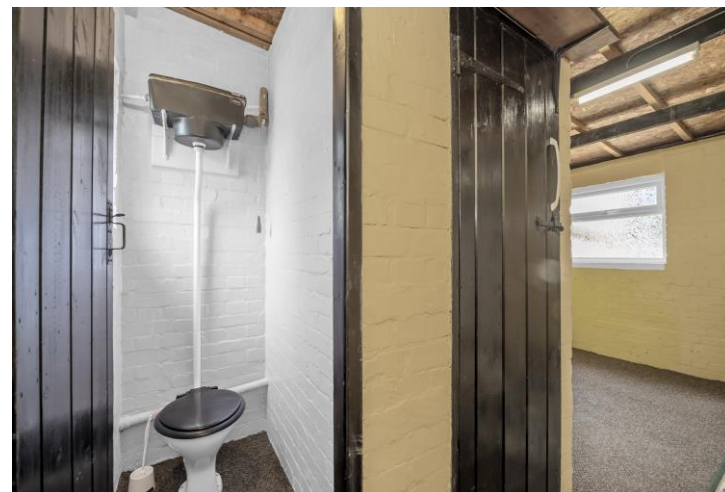
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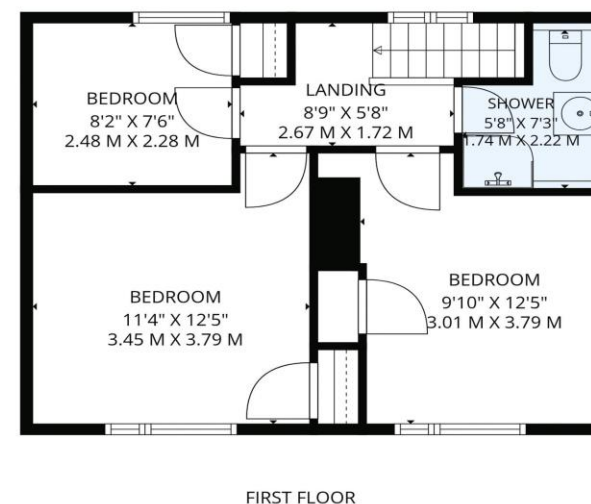
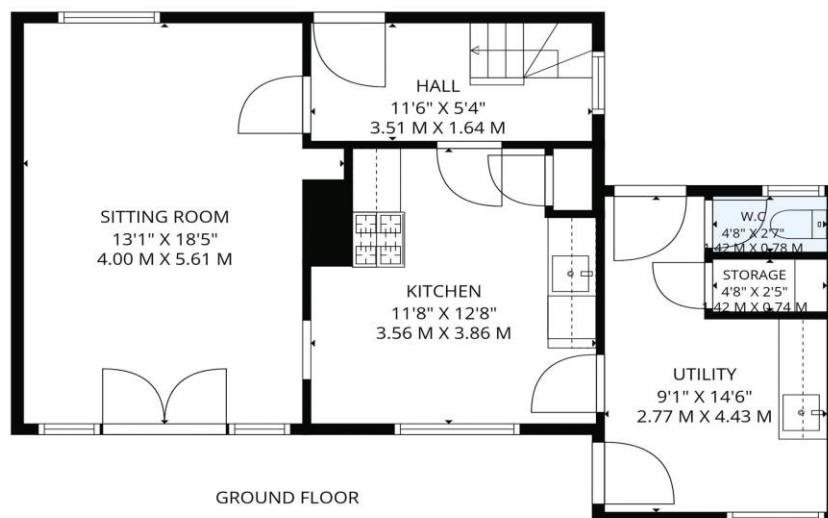
Council Tax Band: B

EPC Rating: C

Tenure: Freehold

Offers over £210,000
Freehold





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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