



Goldsmith Close, Bury St. Edmunds, Suffolk, IP32 6QT

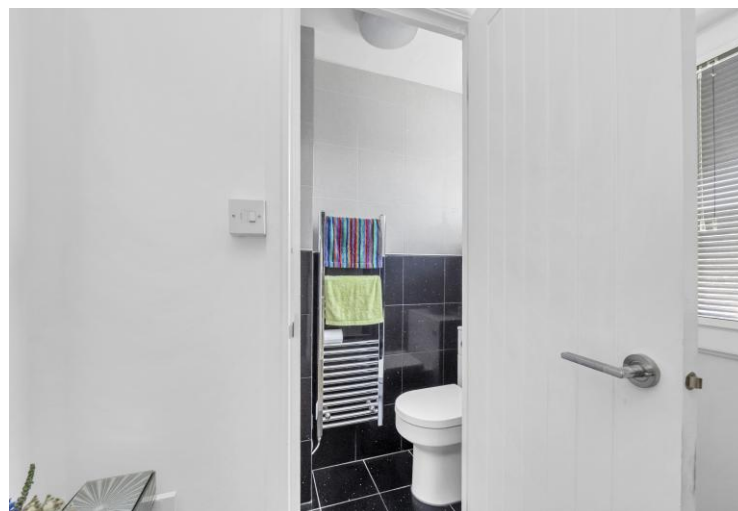
MARK · EWIN
BURY ST EDMUNDS

Goldsmith Close, Bury St. Edmunds,
Suffolk, IP32 6QT

A well-presented, three-bedroom, end of terraced house located on the Howard Estate of Bury St Edmunds. The accommodation on the ground floor offers an entrance porch, hall, cloakroom, sitting/dining room and a modern fitted kitchen. On the first floor, a landing leads to three bedrooms along with a shower room.

Outside, the rear garden is laid to lawn with a paved patio area and brick-built shed.

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: Electric, Water & Drainage.
(Please note that none of these
services have been tested by the
selling agent.)



Directions

Proceed out of Bury via Fornham Road, at the traffic lights turn left onto Tollgate Lane and continue onto Beetons Way, turn right onto Oakes Road then turn left at the mini roundabout and continue along Oakes Road. Turn right onto Goldsmith Close where the property can be located 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.

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Accommodation:

Entrance Porch 4' 3" x 6' 0" (1.29m x 1.84m)

Hallway

Kitchen 10' 2" x 8' 5" (3.11m x 2.57m)

Sitting Room 16' 8" x 9' 11" (5.09m x 3.01m)

Dining Area 6' 5" x 10' 3" (1.96m x 3.12m)

Cloakroom 6' 1" x 2' 7" (1.85m x 0.79m)

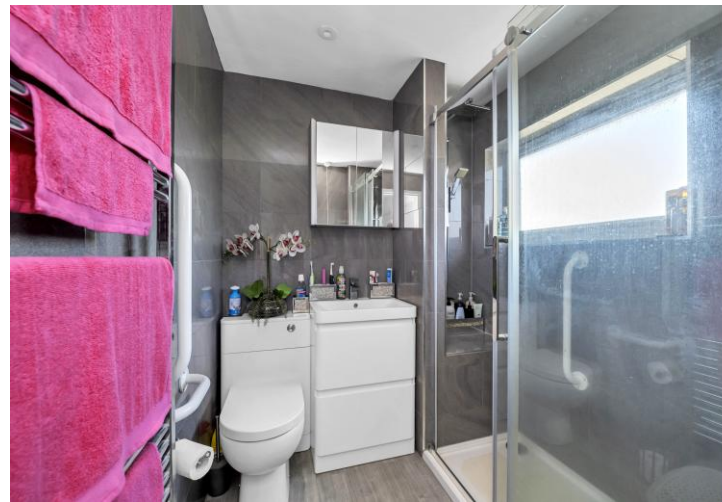
Landing

Bedroom One 16' 8" x 9' 11" (5.09m x 3.02m)

Bedroom Two 10' 4" x 10' 2" (3.15m x 3.11m)

Bedroom Three 10' 4" x 7' 9" (3.15m x 2.37m)

Shower Room 6' 2" x 6' 0" (1.87m x 1.84m)



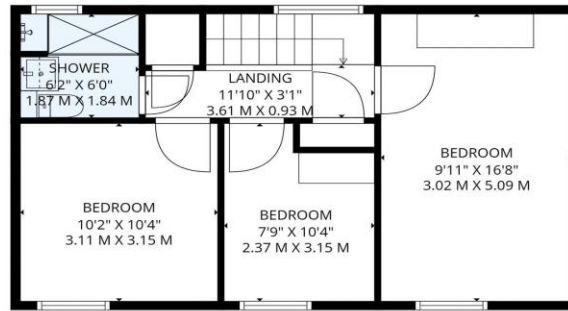
Additional Information:

Council Tax Band: B

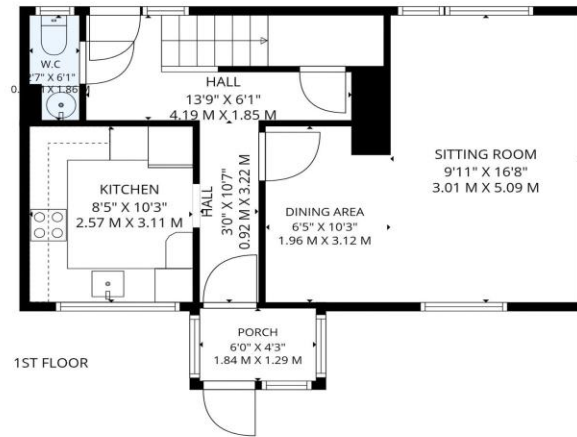
EPC Rating:

Tenure: Freehold

**Offers over £230,000
Freehold**



2ND FLOOR



1ST 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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