



Raedwald Drive, Bury St. Edmunds, Suffolk, IP32 7DA

MARK · EWIN
BURY ST EDMUNDS

**Raedwald Drive, Bury St. Edmunds,
Suffolk, IP32 7DA**

This three-bedroom family home in the popular Moreton Hall area of Bury St Edmund's offers ground floor accommodation to include entrance hall, sitting / dining room, kitchen and family bathroom.

On the first floor there are three bedrooms, the principal bedroom benefiting from an en suite.

Outside the rear garden is mainly laid to lawn with a paved patio area and is enclosed by fencing.

To the front, there is a driveway providing ample off-road parking, leading to the single garage. The garage has been updated with laminate flooring and insulation, making it a versatile space that could easily serve as a home office or gym.

Additional Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: C - £1,734.32 (Source West Suffolk)

Services: Mains Gas, Electric, Water and Drainage. Heating offered via Gas fired central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds along Symonds Road, Raedwald Drive is the second turning on the right. The property will be located with 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

Sitting Room 12' 1" x 14' 8" (3.69m x 4.47m)

Kitchen 12' 1" max 9' 1" min x 8' 5" (3.68m x 2.56m)

Bathroom 5' 6" x 5' 10" (1.67m x 1.77m)

First Floor Landing

Bedroom One 8' 10" x 14' 8" (2.69m x 4.46m)

Bedroom Two 12' 0" x 7' 6" (3.67m x 2.29m)

Bedroom Three 8' 7" x 7' 2" (2.62m x 2.18m)

Delightful Garden

Driveway and Garage

Additional Information:

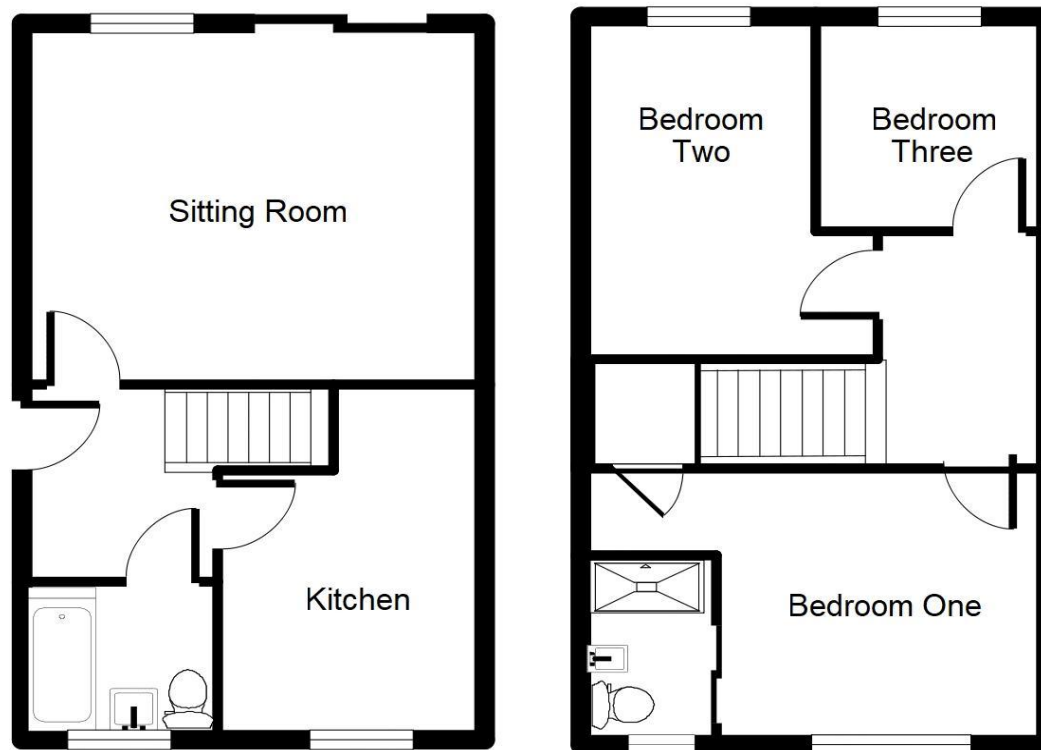
Council Tax Band: C

EPC Rating: C

Tenure: Freehold

Offers Over £270,000
Freehold





For identification only -Not to scale
(c) Visual Floor Planner

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

01284 217530 team@markewin.co.uk
77 St Johns Street, Bury St Edmunds
Suffolk, IP33 1SQ

