

Barons Road, Bury St. Edmunds, Suffolk, IP33 2LY

MARK·EWIN
BURY ST EDMUNDS

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A CHAIN FREE, detached bungalow located on the popular south side of Bury St Edmunds and a short distance from the West Suffolk Hospital, Hardwick Heath and Nowton Park.

The accommodation offers an entrance hall, sitting room and open plan kitchen/dining room with doors leading to the garden. The kitchen offers an attractive range of wall and base level units and incorporates a built-in oven, hob and extractor. From the hallway, there are three bedrooms, the second benefits from built-in storage. A shower room with a separate WC completes the accommodation on offer.

Outside, the front garden is laid to lawn with a planted border. A driveway provides ample off-road parking for multiple vehicles and leads to the single garage. To the rear, there is an enclosed garden also laid to lawn with a paved patio, garden shed and planted beds hosting a variety of flowers and shrubs.

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.)

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Directions

Heading from Bury St Edmunds town centre towards Out Westgate Street. When you reach the traffic lights on Out Westgate Street turn left onto Vinery Road following this road until you see a left turning onto Barons Road. The property can be found just over half way down on the right hand side opposite Ely Close.

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 11' 2'' x 3' 7'' (3.41m x 1.08m)

Sitting Room 15' 1'' x 11' 8'' (4.61m reducing to 4.00m x 3.56m)

Kitchen/Dining Room 16' 8'' x 7' 10'' (5.08m x 2.40m)

Bedroom 13' 2'' x 10' 10'' (4.02m x 3.31m)

Bedroom 9' 11'' x 10' 11'' (3.01m x 3.32m reducing to 2.73m)

Bedroom 10' 0'' x 8' 8'' (3.06m x 2.63m)

Shower Room 4' 11'' x 7' 10'' (1.49m x 2.39m)

WC 2' 4'' x 5' 1'' (0.71m x 1.54m)

Front & Rear Gardens

Driveway

Garage 19' 0'' x 9' 4'' (5.79m x 2.85m)

Additional Information:

Council Tax Band: D
EPC Rating: D
Tenure: Freehold

Guide Price £450,000
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.
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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