

Springfield Avenue, Bury St. Edmunds, Suffolk, IP33 3AY

MARK·EWIN
BURY ST EDMUNDS

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A three bedroom terrace property in Bury St Edmunds within walking distance of the town centre, offered for sale with NO ONWARD CHAIN.

The accommodation comprises of an entrance hall leading to the sitting room/dining room, kitchen and downstairs bathroom. On the first floor there are three bedrooms.

Outside, to the front of the property there is a path that leads to the entrance door. The rear garden is mostly laid to lawn, with a small patio and is enclosed by fencing.
Agents Note: Permit parking is available
Additional Information:
Tenure: Freehold
EPC Rating: C
Council Tax Band: B - £1780.24 (Source West Suffolk)
Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source: Ofcom)
Broadband: Standard, Superfast & Ultrafast are available in this area via CityFibre & Openreach. (Source: Ofcom)
Services: Mains Gas, Electric, Water and 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

Travelling south along Risbygate Street turn right into Springfield Road, take your second left into Springfield Avenue where the property will be located on your left.

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:

Entrance Hall

Sitting Area 12' 8'' x 13' 3'' (3.87m x 4.05m)

Dining Area 8' 5'' x 13' 3'' (2.56m x 4.05m)

Kitchen 8' 2'' x 7' 10'' (2.49m x 2.38m)

Bathroom 6' 2'' x 5' 6'' (1.87m x 1.68m)

First Floor Landing

Bedroom One 11' 6'' x 10' 0'' (3.51m x 3.05m)

Bedroom Two 9' 3'' x 10' 4'' (2.82m x 3.16m)

Bedroom Three 8' 3'' x 7' 10'' (2.52m x 2.38m)

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Offers Over £260,000
Freehold















All Measurements Are Approximate. This Floor Plan is a Guide Only. Produced By Dopp.

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.