



Warwick Drive, Bury St. Edmunds, Suffolk, IP32 6TF

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP32 6TF

A two-bedroom end of terrace house arranged over two floors, situated in Bury St Edmunds.

The ground floor comprises a sitting room, open plan kitchen / dining area with double doors leading to the garden. The first floor offers a landing, two bedrooms and a family bathroom. Outside there is a fully paved rear garden with shingle pathway running along both sides. Off road parking is provided via driveway to the front of the property.

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 along Fornham Road and turn left at the traffic lights into Tollgate Lane. Continue along Tollgate Lane and turn right into Lancaster Avenue. Turn left immediately into Northumberland Avenue and continue along, passing the Methodist Church on the left. Turn left into Clay Road and continue around to the right, proceeding towards the end of the road. Turn right into Warwick Drive and follow the road around to the left, where the property will 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:

Sitting Room 12' 5" x 13' 10" (3.78m x 4.21m)

Kitchen 5' 10" x 8' 11" (1.78m x 2.72m)

Dining Room 6' 7" x 8' 11" (2.01m x 2.72m)

Landing 5' 11" x 6' 4" (1.80m x 1.93m)

Bedroom 12' 5" x 6' 3" (3.78m x 1.90m)

Bedroom 9' 4" x 9' 10" (2.84m x 2.99m)

Bathroom 6' 2" x 6' 4" (1.88m x 1.93m)



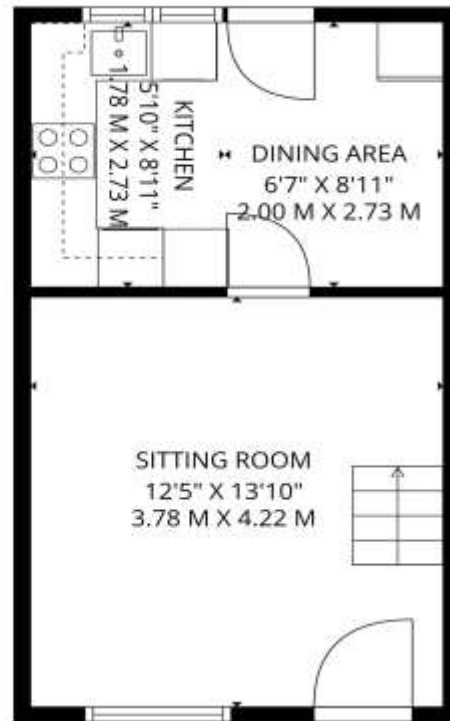
Additional Information:

Council Tax Band: B

EPC Rating: C

Tenure: Freehold

Offers over £200,000
Freehold



GROUND FLOOR



FIRST FLOOR

All Measurements are Approximate, This Floor Plan is a Guide Only. Produced By Drip.



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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