



Kings Road, Bury St. Edmunds, Suffolk, IP33 3DP

MARK · EWIN
BURY ST EDMUNDS

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Located a short walking distance from the town centre is this two-bedroom, terraced property with parking.

The accommodation comprises on the ground floor of an entrance hall, sitting room, kitchen and a useful utility room. On the first floor, there are two bedrooms, the second benefiting from built-in storage. The bathroom completes the accommodation on offer.

Outside, the property offers an enclosed rear garden mainly laid to lawn with a paved patio area and gated access to the parking space.

*Agents Note: This property is situated in a conservation area.

Additional Information:

Tenure: Freehold

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



Directions

Travelling north along Parkway, just before Cineworld, turn left into Kings Road where the property can be found 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.

Accommodation:

Entrance Hall

Sitting Room 16' 8" x 11' 10" (5.07m x 3.60m)

Kitchen 10' 6" x 5' 5" (3.19m x 1.66m)

Utility Room 7' 5" x 5' 9" (2.26m x 1.75m)

Landing

Bedroom One 10' 6" x 11' 9" (3.20m x 3.59m)

Bedroom Two 10' 6" x 7' 7" (3.20m x 2.31m)

Bathroom 8' 4" x 5' 10" (2.55m reducing to 2.08m x 1.78m)

Rear Garden

Allocated Parking

Additional Information:

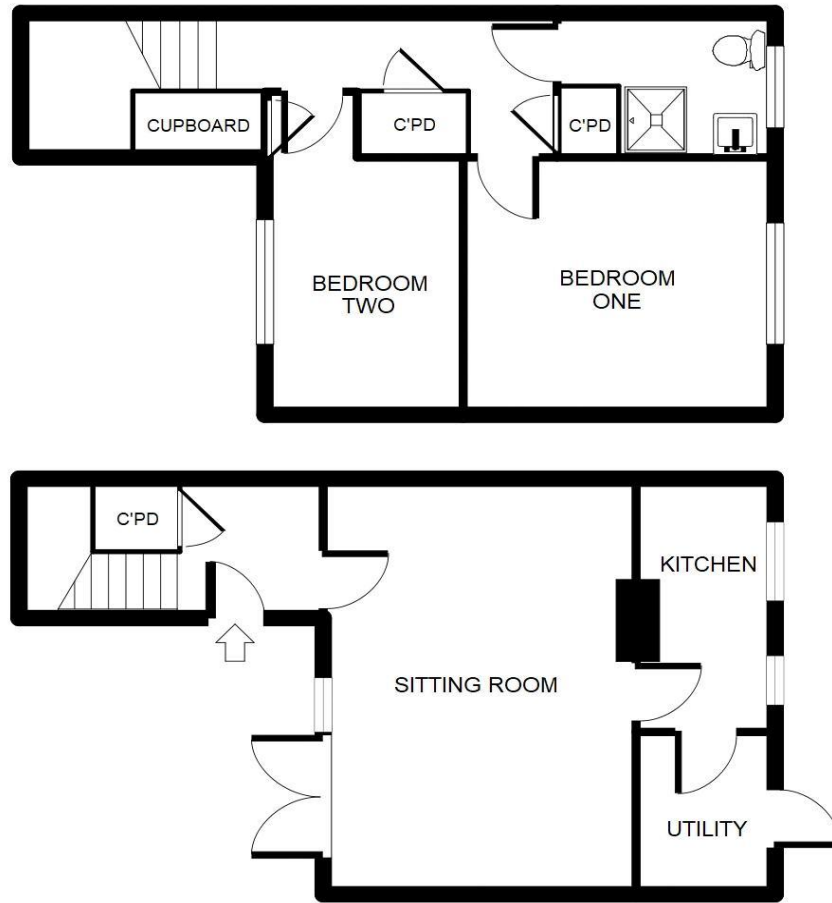
Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Guide Price £220,000
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.

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