



Bristol Road, Bury St. Edmunds, Suffolk, IP33 2DL

MARK · EWIN
BURY ST EDMUNDS

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CHAIN FREE. A well-maintained detached family home, ideally positioned on the desirable and popular western side of Bury St Edmunds, benefitting from off-road parking, a garage, and an attractive enclosed rear garden.

The ground floor accommodation comprises a welcoming entrance hall, a bright and comfortable sitting room enhanced by a feature bay window, and a spacious open-plan kitchen/dining room with doors opening directly onto the rear garden. The kitchen is fitted with an attractive range of wall and base units and incorporates a built-in oven and hob. A useful utility room and contemporary shower room further complement the ground floor accommodation.

On the first floor, the property offers three well-proportioned bedrooms together with a modern family bathroom fitted with a shower over the bath.

Externally, the front garden is mainly laid to lawn, with a driveway providing off-road parking and access to the garage. The enclosed rear garden is also predominantly laid to lawn and features a decking area alongside planted borders stocked with a variety of flowers and shrubs, as well as a useful garden shed.

Agents note: There is asbestos in the roof of the garage.

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



Directions

Heading out of Bury along Out westgate Street, at the traffic lights go straight over into Horringer Road and take the right hand turning into Bristol Road where the property can be found.

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. The property is within walking distance of the town centre.

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Accommodation:

Entrance Hall 7' 8" x 14' 8" (2.33m x 4.47m)

Sitting Room 13' 4" x 14' 0" (4.07m x 4.27m)

Kitchen 11' 11" x 12' 10" (3.62m x 3.92m)

Dining Area 11' 11" x 13' 2" (3.62m x 4.02m)

Hallway 7' 8" x 9' 11" (2.33m x 3.03m)

Utility Room 8' 5" x 7' 2" (2.56m x 2.19m)

Shower Room 6' 8" x 5' 9" (2.04m x 1.74m)

Landing 7' 8" x 10' 4" (2.33m x 3.15m)

Bedroom 11' 5" x 13' 10" (3.49m x 4.21m)

Bedroom 11' 10" x 13' 1" (3.61m x 3.99m)

Bedroom 8' 0" x 7' 10" (2.44m x 2.40m)

Bathroom 7' 8" x 6' 0" (2.33m x 1.84m)

Front & Rear Gardens

Driveway

Garage 8' 5" x 14' 8" (2.56m x 4.47m)

Additional Information:

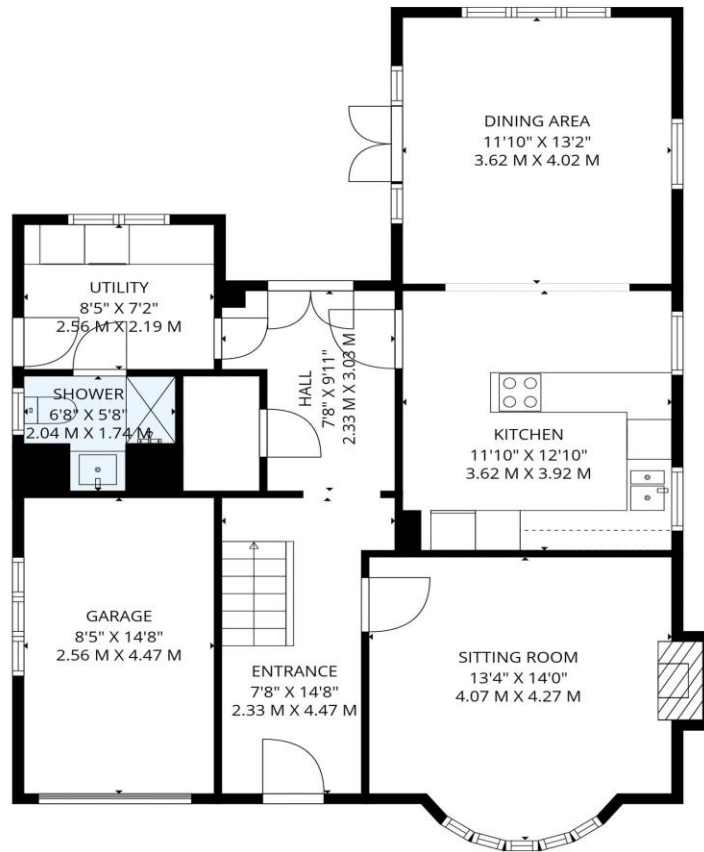
Council Tax Band: E

EPC Rating: D

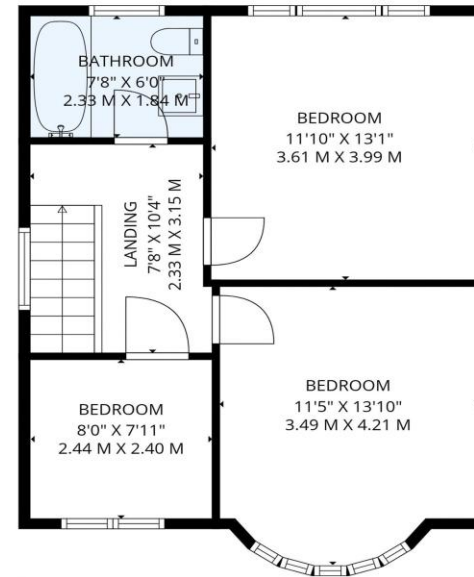
Tenure: Freehold

Guide Price £550,000
Freehold





1ST FLOOR



2ND FLOOR

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



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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