



Willcox Avenue, Bury St. Edmunds, Suffolk, IP33 3HQ

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP33 3HQ

Located on the popular Westley estate of Bury St Edmunds is this well-presented three-bedroom terrace property.

The property offers spacious accommodation of an entrance hall, welcoming sitting room, well-appointed kitchen, cloakroom and utility with a door leading to the garden. On the first floor, there are three bedrooms and the modern family bathroom completes the accommodation on offer.

Outside, the rear garden is enclosed by fencing, being mainly laid to lawn with a paved patio area. Parking is offered via a driveway to the front.

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 and Drainage. Heating offered via gas central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Proceed out of town along Risbygate Street and continue along into Newmarket Road. Go straight over the traffic lights and turn left onto Oliver Road, proceed along Oliver Road and turn left onto Willcox Avenue, 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.

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Accommodation:

Entrance Hall

Cloakroom 4' 11" x 2' 1" (1.51m x 0.63m)

Sitting Room 15' 1" x 14' 7" (4.59m x 4.44m reducing to 3.92m)

Kitchen 12' 7" x 8' 8" (3.84m x 2.65m)

Utility Room 7' 1" x 5' 0" (2.16m x 1.52m)

Landing 9' 2" x 2' 9" (2.79m x 0.84m)

Bedroom One 11' 10" x 12' 3" (3.61m reducing to 2.87m x 3.73m reducing to 2.80m)

Bedroom Two 11' 8" x 12' 0" (3.56m reducing to 2.73m x 3.66m)

Bedroom Three 8' 10" x 8' 11" (2.68m x 2.72m)

Bathroom 8' 4" x 5' 8" (2.53m x 1.72m)

Front & Rear Gardens

Additional Information:

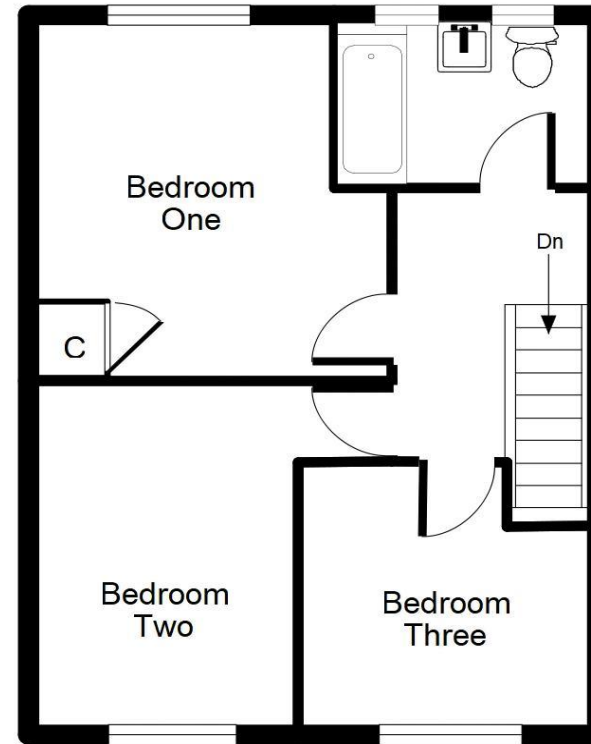
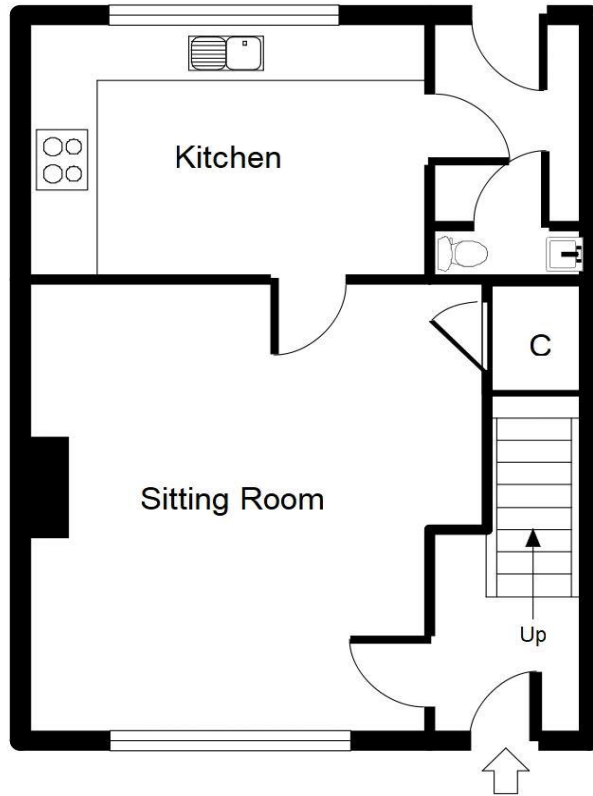
Council Tax Band: B

EPC Rating: C

Tenure: Freehold

**Offers Over £250,000
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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