

Flemyng Road, Bury St. Edmunds, Suffolk, IP33 3UR

MARK·EWIN
BURY ST EDMUNDS

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This NO ONWARD CHAIN three-bedroom semi-detached property is in need of modernisation throughout. Located on the west of the town the property benefits from an en block garage and off-road parking at the rear.

The ground floor accommodation comprises an entrance hall, sitting room, open-plan kitchen/dining area and conservatory with French doors leading to the garden.

On the first floor, there are three bedrooms and a family bathroom.

Outside, there are gardens to the front and rear. The rear garden is mainly laid to lawn and enclosed by fencing, with a rear gate leading to an en-bloc garage and off-road parking.

Additional Information:
Tenure: Freehold
Council Tax Band: C Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)
Broadband: Standard, Superfast & Ultrafast are available in this area. (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

Leaving the town centre via Risbygate Street, at the mini-roundabout turn left into Westley Road. Continue along Westley Road and turn left into Flemyng Road. Continue along Flemyng Road to the property.

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 5' 10'' x 13' 10'' (1.78m x 4.21m)

Kitchen 9' 9'' x 9' 11'' (2.97m x 3.02m)

Dining area 7' 10'' x 9' 11'' (2.39m x 3.02m)

Sitting room 11' 5'' x 13' 10'' (3.48m x 4.21m)

Conservatory 10' 7'' x 7' 0'' (3.22m x 2.13m)

Landing 5' 10'' x 9' 10'' (1.78m x 2.99m)

Bedroom 10' 4'' x 13' 10'' (3.15m x 4.21m)

Bedroom 11' 5'' x 9' 11'' (3.48m x 3.02m)

Bedroom 8' 6'' x 7' 11'' (2.59m x 2.41m)

Bathroom 6' 8'' x 5' 7'' (2.03m x 1.70m)

Garage 7' 9'' x 16' 4'' (2.36m x 4.97m)

Additional Information:

Council Tax Band: C
EPC Rating:
Tenure: Freehold

Offers over £230,000
Freehold







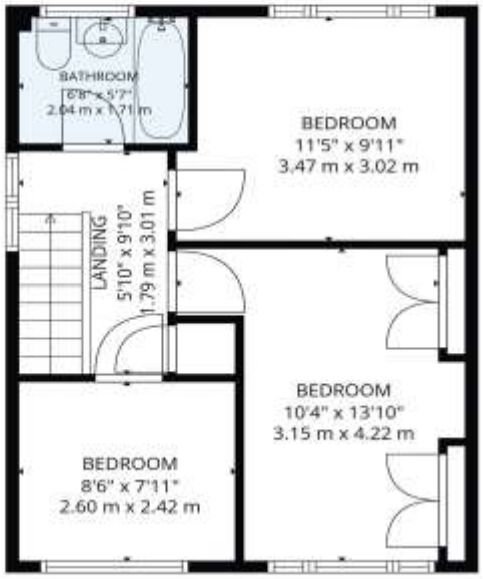








GROUND FLOOR



FIRST FLOOR

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.

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The Property Ombudsman