



Tassel Road, Bury St. Edmunds, Suffolk, IP32 7LN

MARK · EWIN
BURY ST EDMUNDS

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A beautifully presented, three-bedroom house located on the popular Moreton Hall Development of Bury St Edmunds.

The accommodation on the ground floor comprises an entrance hall, convenient cloakroom, welcoming sitting room and an open-plan kitchen/dining room. The kitchen offers an attractive range of modern wall and base level units along with a breakfast bar. Additional benefits include a utility room located off the kitchen which was previously half of the garage and a conservatory opening onto the garden.

Moving to the first floor, a landing leads to three bedrooms, and the family bathroom completes the accommodation on offer.

Outside, the rear garden is mainly laid to lawn with a paved patio area and planted beds. To the front, parking is offered via a driveway and leads to the remainder of the garage now used for storage.

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 tested by the selling agent.)



Directions

From the town centre proceed along Angel Hill crossing over the traffic lights into Eastgate Street. At the mini roundabout bear right into Barton Road. At the traffic lights turn right into Orttewell Road. At the roundabout turn left into Mount Road and turn right into Tassel Road and the property can be found on the left 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 2' 11" x 10' 3" (0.89m x 3.12m)

Cloakroom 3' 3" x 5' 7" (0.98m x 1.69m)

Sitting Room 12' 1" x 15' 9" (3.68m x 4.81m)

Kitchen 15' 0" x 11' 7" (4.57m x 3.53m)

Dining Area 8' 10" x 10' 1" (2.69m x 3.07m)

Utility Room 8' 1" x 8' 1" (2.47m x 2.47m)

Conservatory 9' 8" x 11' 5" (2.94m x 3.47m)

Landing 5' 11" x 8' 8" (1.81m x 2.64m)

Bedroom 9' 0" x 11' 10" (2.74m x 3.61m)

Bedroom 9' 0" x 11' 9" (2.74m x 3.57m)

Bedroom 6' 7" x 9' 1" (2.00m x 2.77m)

Bathroom 6' 6" x 5' 4" (1.99m x 1.63m)

Rear Garden

Driveway

Additional Information:

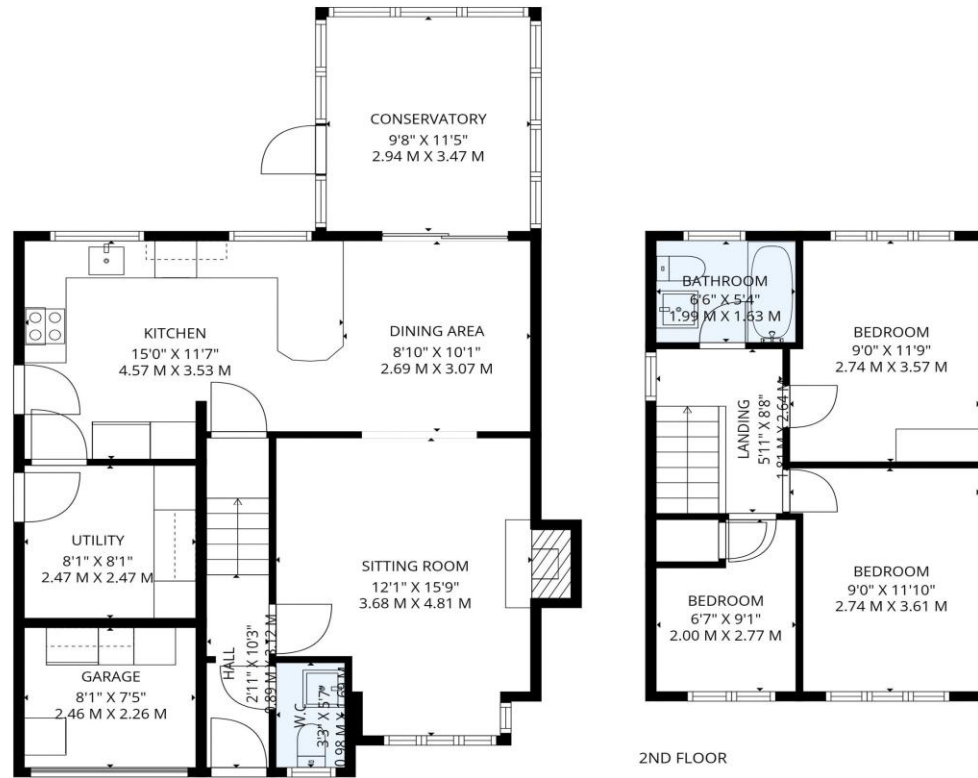
Council Tax Band: D

EPC Rating: D

Tenure: Freehold

**Offers Over £375,000
Freehold**





1ST FLOOR

2ND FLOOR

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



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.

www.markewin.co.uk

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

