



Oakes Road, Bury St. Edmunds, Suffolk, IP32 6PX

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP32 6PX

CHAIN FREE - Situated to the north-west of Bury St Edmunds, within close proximity to schooling and shops, is this three-bedroom extended, end of terrace property.

The accommodation on the ground floor comprises a hallway, sitting room, and an open plan kitchen/dining room. On the first floor, there are three bedrooms along with the family bathroom. Outside, front and rear gardens, the rear garden being laid to lawn with pathway to a brick store building and gated side access. The front garden is laid to lawn.

Additional Information

Tenure: Freehold

Council tax band; B

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 via gas boiler. (Please note that none of these services have been tested by the selling agent.)



Directions

Proceed out of Bury via Fornham Road, at the traffic lights turn left onto Tollgate Lane leading to Beetons way. At the mini roundabout turn left into Oakes Road where our 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.

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Accommodation:

Entry 4' 7" x 6' 3" (1.40m x 1.90m)

Sitting room 14' 5" x 15' 8" (4.39m x 4.77m)

Dining area 17' 7" x 7' 11" (5.36m x 2.41m)

Kitchen 13' 4" x 10' 7" (4.06m x 3.22m)

Landing 5' 8" x 9' 1" (1.73m x 2.77m)

Bedroom 8' 7" x 8' 6" (2.61m x 2.59m)

Bedroom 11' 7" x 11' 9" (3.53m x 3.58m)

Bedroom 11' 7" x 11' 11" (3.53m x 3.63m)

Bathroom 7' 3" x 5' 8" (2.21m x 1.73m)

Additional Information:

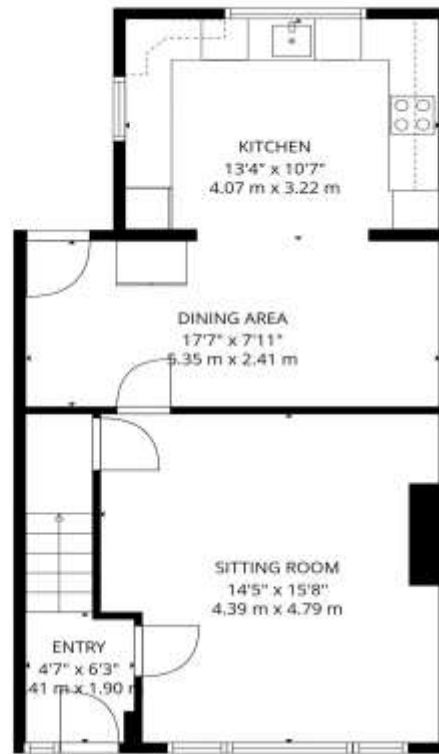
Council Tax Band: B

EPC Rating: C

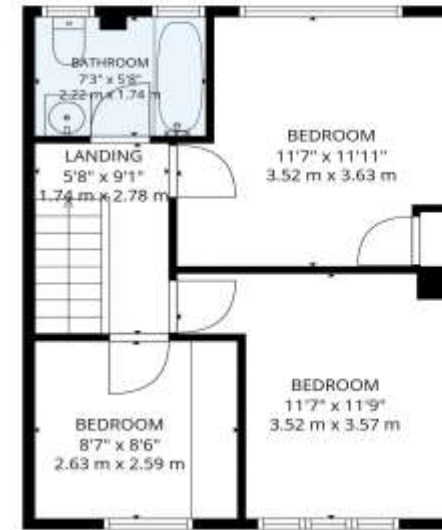
Tenure: Freehold

Offers over £250,000
Freehold





GROUND FLOOR



FIRST FLOOR

All Measurements are Approximate, This Floor Plan is a Guide Only. Produced By Drip.



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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