



Sussex Road, Bury St. Edmunds, Suffolk, IP32 6TE

**MARK · EWIN**  
BURY ST EDMUNDS



## Sussex Road, Bury St. Edmunds, Suffolk, IP32 6TE

A two-bedroom end of terrace property benefitting from off-road parking and a garage. The accommodation on the ground floor offers a sitting room and fitted kitchen with access to the garden. On the first floor, two bedrooms can be found along with a shower room.

Outside, the rear garden is mainly laid to lawn with a paved patio area. Parking is offered via a driveway to the left of the property leading to a single 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 and Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)



### Directions

Passing ASDA and continuing onto Beetons Way take your first left at the mini roundabout, at the next mini roundabout turn right on to St Olaves Road, continue along St Olaves Road passing the precinct, at the next mini roundabout turn left on to Hunters Road, at the end of the road turn right into Beard Road and then left into Sussex Road. Take the next right and the property will be found in front of you at the end of the road.

### 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:

Sitting Room 13' 11" x 12' 8" (4.25m x 3.87m)

Kitchen 12' 8" x 9' 3" (3.85m x 2.83m)

Landing 6' 4" x 6' 0" (1.94m x 1.83m)

Bedroom 12' 8" x 10' 0" (3.87m reducing to 2.85m x 3.06m reducing to 1.57m)

Bedroom 12' 8" x 6' 8" (3.86m x 2.03m)

Shower Room 6' 2" x 5' 5" (1.87m x 1.66m)

Garden

Driveway

Garage

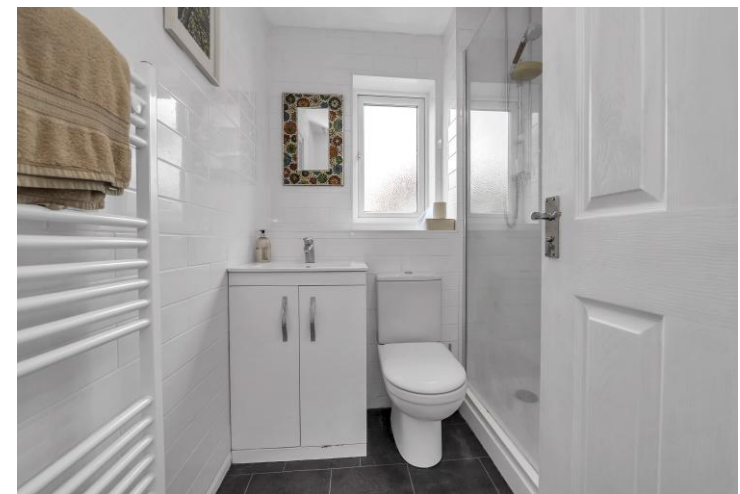
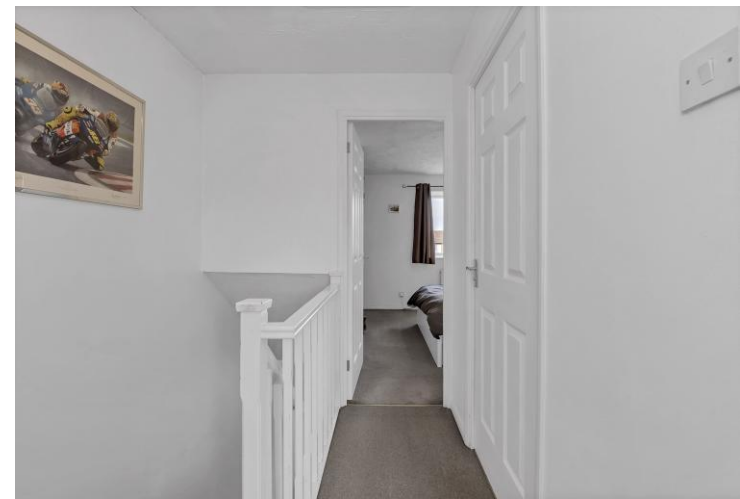
### Additional Information:

Council Tax Band: B

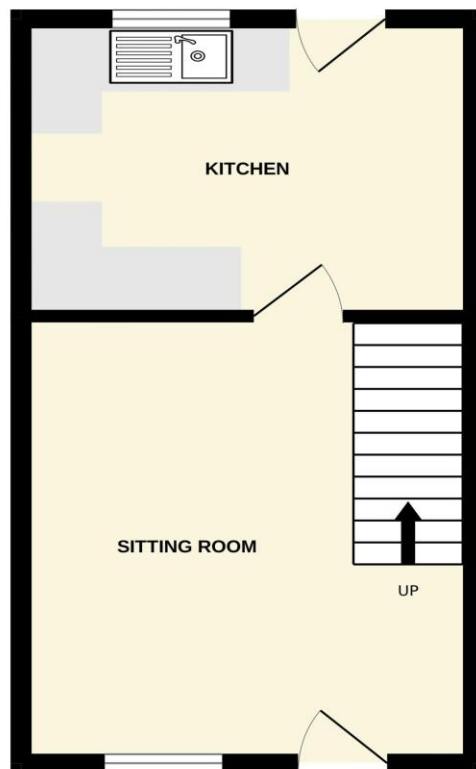
EPC Rating: C

Tenure: Freehold

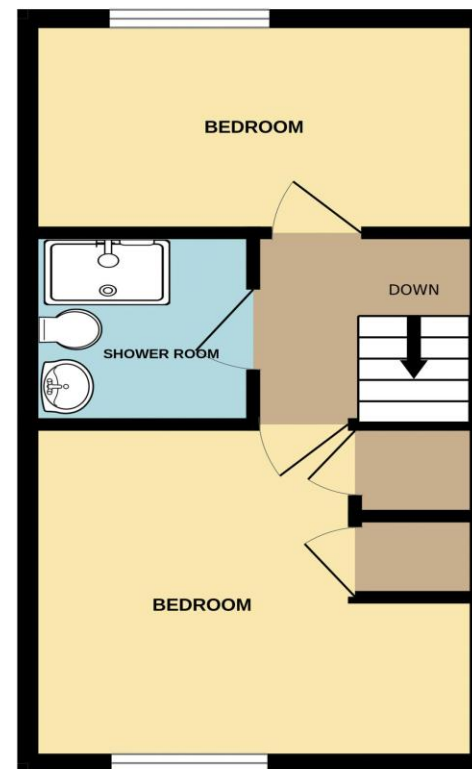
**Guide Price £210,000**  
**Freehold**



GROUND FLOOR  
294 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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](http://www.markewin.co.uk)

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

