



Peckham Street, Bury St. Edmunds, Suffolk, IP33 1SY

**MARK EWIN**  
BURY ST EDMUNDS

Peckham Street, Bury St. Edmunds,  
Suffolk, IP33 1SY

Conveniently situated within walking distance to the town centre and train station is this three-bedroom terraced property with No Onward Chain.

The ground floor boasts an entrance hall, welcoming sitting room/dining room, fitted kitchen and bathroom featuring a shower over bath. On the first floor, a landing leads to three-bedrooms.

To the rear, the property features a low-maintenance garden laid with artificial grass along with an undercover area laid to shingle. To the front there is the convenience of permit parking.

#### 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 St Johns Street, proceed to the end of the road, continue into Ipswich Street, Peckham Street will be found on your left, the property will be located on the right 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 / Stanstead Airport via the A11/M11.

## Accommodation:

Entrance Hall 3' 1" x 9' 9" (0.95m x 2.96m)

Sitting Room 8' 11" x 11' 7" (2.71m x 3.53m)

Dining Area 8' 11" x 9' 7" (2.71m x 2.93m)

Kitchen 7' 5" x 9' 5" (2.25m x 2.86m)

Bathroom 7' 5" x 7' 7" (2.25m x 2.30m)

Landing 5' 6" x 9' 7" (1.68m x 2.93m)

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

Bedroom 7' 5" x 12' 8" (2.25m x 3.85m)

Bedroom 5' 11" x 9' 7" (1.80m x 2.93m)

Rear Garden



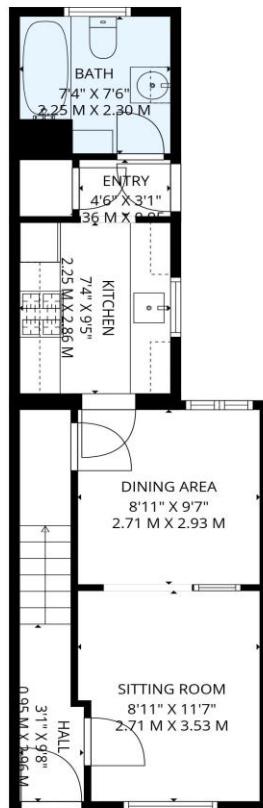
## Additional Information:

Council Tax Band: B

EPC Rating: TBC

Tenure: Freehold

Offers Over £230,000  
Freehold



1ST FLOOR



2ND FLOOR

**TOTAL: 765 sq. ft, 71 m<sup>2</sup>**

1st floor: 412 sq. ft, 38 m<sup>2</sup>, 2nd floor: 353 sq. ft, 33 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 72 sq. ft, 7 m<sup>2</sup>

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.

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