



York Road, Bury St. Edmunds, Suffolk, IP33 3EG

MARK · EWIN
BURY ST EDMUNDS

York Road, Bury St. Edmunds, Suffolk, IP33 3EG

A well-presented terraced property located a short distance from the town centre and offering versatile accommodation and a generous garden.

The accommodation on the ground floor offers a welcoming sitting room with feature brick fireplace, a dining room, fitted kitchen and a convenient cloakroom. Moving to the first floor, a landing leads to two bedrooms, both with feature fireplaces and a family bathroom being located off of the second bedroom. The property also benefits from a cellar.

Outside, to the front there is a garden laid to shingle with planted beds. To the rear, there is a generously sized garden offering a paved patio area, lawn and neatly planted beds hosting a variety of flowers and shrubs. Parking is offered via a permit with West Suffolk Council.

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

Leave Bury St Edmunds along Risbygate Street and continue on to Out Risbygate. Take the next left turn into York Terrace and at the end of this road turn right in to York 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 10' 11" x 11' 11" (3.34m x 3.62m)

Dining Room 8' 10" x 11' 11" (2.70m x 3.62m)

Kitchen 13' 11" x 6' 9" (4.24m x 2.06m)

Lobby 3' 3" x 4' 5" (0.98m x 1.34m)

WC 4' 5" x 2' 8" (1.34m x 0.81m)

Bedroom 11' 11" x 11' 0" (3.63m x 3.36m)

Bedroom 8' 11" x 11' 11" (2.73m x 3.64m)

Bathroom 6' 10" x 8' 9" (2.09m x 2.67m)

Cellar 10' 1" x 11' 11" (3.08m x 3.62m)



Additional Information:

Council Tax Band: B

EPC Rating: E

Tenure: Freehold

**Offers Over £290,000
Freehold**

GROUND FLOOR

1ST FLOOR



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.
Made with Metroplix ©2026

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

