



St. Olaves Road, Bury St. Edmunds, Suffolk, IP32 6RP

MARK · EWIN
BURY ST EDMUNDS

St. Olaves Road, Bury St. Edmunds, Suffolk, IP32 6RP

A two-bedroom, terraced property located on the Howard Estate and benefitting from off-road parking.

The accommodation comprises an entrance hall, sitting room, kitchen/breakfast room and a conservatory leading to the garden. On the first floor, there are two bedrooms, both with built-in wardrobes and the bathroom, complete with a shower over bath completes the accommodation on offer.

Outside, parking is offered via a driveway to the front. At the rear, there is an enclosed garden laid with artificial grass and a brick-built shed.

Additional Information

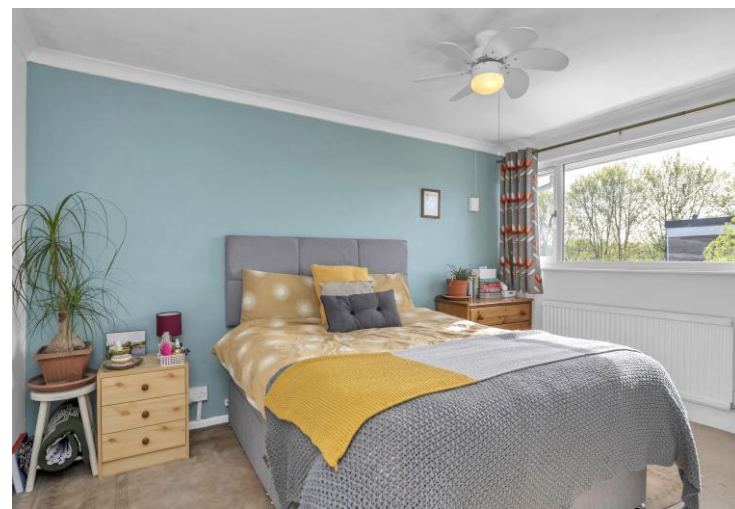
Tenure: Freehold

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

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 right, then right again into St Olaves Road where the property can be found.

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 5' 8" x 2' 10" (1.73m x 0.87m)

Sitting Room 15' 11" x 12' 4" (4.84m x 3.75m)

Kitchen/Breakfast Room 15' 8" x 7' 10" (4.77m x 2.40m)

Conservatory 15' 5" x 8' 0" (4.70m x 2.43m)

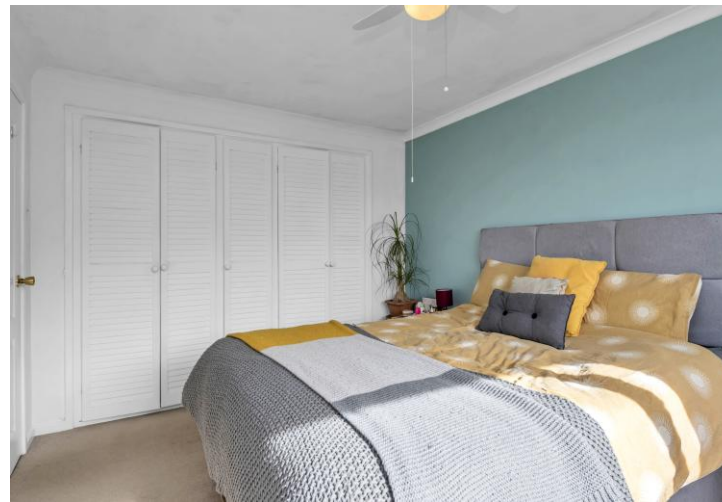
Landing 7' 3" x 5' 9" (2.21m x 1.76m)

Bedroom 13' 7" x 10' 1" (4.13m x 3.08m)

Bedroom 13' 0" x 9' 7" (3.96m x 2.93m)

Bathroom 7' 3" x 5' 10" (2.20m x 1.77m)

Rear Garden



Additional Information:

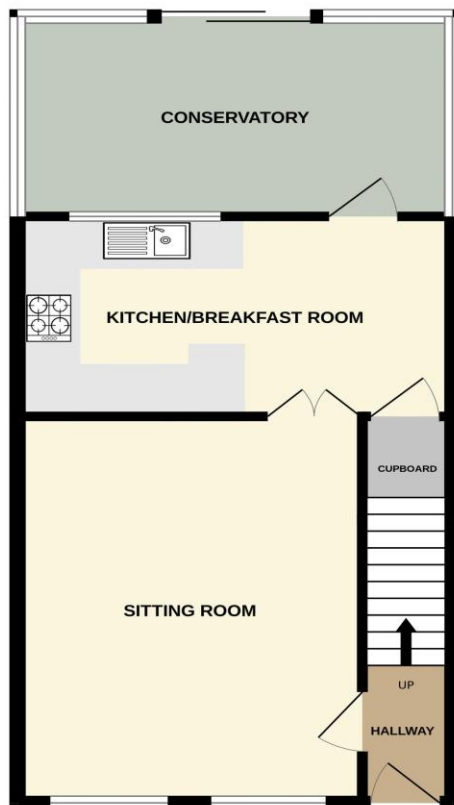
Council Tax Band: B

EPC Rating: TBC

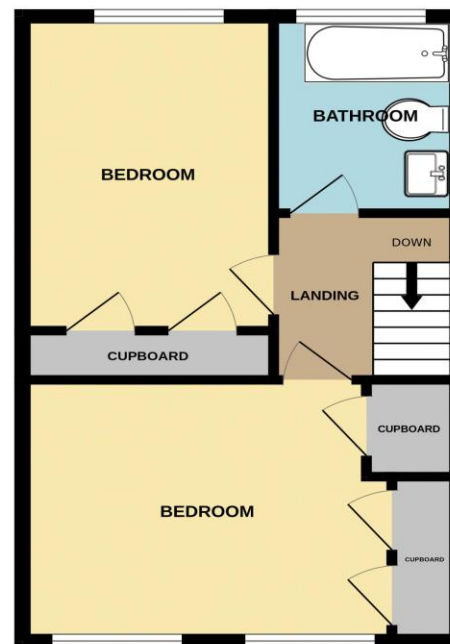
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**Offers in Excess of £210,000
Freehold**

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.
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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.

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