

Tannery Drive, Bury St. Edmunds, Suffolk, IP33 2SD

MARK·EWIN
BURY ST EDMUNDS

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NO ONWARD CHAIN - A two-bedroom semi-detached coach house, located on the south side of town.

The ground floor comprises a bright entrance hall leading to a well-sized bedroom both offering built in storage.
On the first floor, there is a further bedroom with storage space, an open-plan kitchen with built in hob and spacious sitting room, a refitted bathroom completes the accommodation. Outside to the rear there is a low maintenance outside area and allocated parking.
Additional Information:
Tenure: Leasehold Council tax band: B Lease Term: 999 years from 1 January 1993, 996 years remaining.
Service Charge; £248.62 every six months.
Ground Rent: £70.60 every six months.
Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)
Mobile Coverage: EE, O2, Three, Vodafone are listed as 'likely' in this area. (Source Ofcom)
Services: Mains Gas, Electric, Water and Drainage. Heating via gas. (Please note that none of these services have been tested by the selling agent.)

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Directions

Leaving town via Westgate Street continue into Southgate Street, turn right into Sextons Meadows and second left into Rockingham Road, take your first right into Tannery Drive 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:

Entry 8' 6'' x 4' 1'' (2.59m x 1.24m)

Bedroom 7' 3'' x 12' 3'' (2.21m x 3.73m)

Landing 15' 5'' x 5' 3'' (4.70m x 1.60m)

Sitting Room 6' 11'' x 6' 4'' (2.11m x 1.93m)

Kitchen 6' 11'' x 6' 4'' (2.11m x 1.93m)

Bedroom 12' 2'' x 10' 11'' (3.71m x 3.32m)

Bathroom 5' 6'' x 6' 0'' (1.68m x 1.83m)

Additional Information:

Council Tax Band: B
EPC Rating: D
Tenure: Leasehold

£190,000
Leasehold















GROUND FLOOR



FIRST FLOOR

All Measurements Are Approximate. This Floor Plan is a Guide Only. Produced By Dopp.

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 byer 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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The Property Ombudsman