



Abbeyfields, Bury St. Edmunds, Suffolk, IP33 1AQ

MARK · EWIN
BURY ST EDMUNDS

Abbeyfields, Bury St. Edmunds, Suffolk, IP33 1AQ

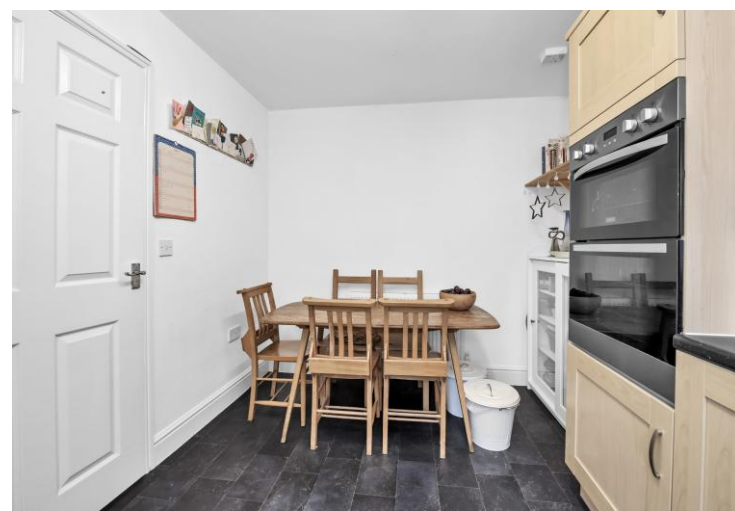
A modern, two bedroom home located a short distance from the Town Centre and local amenities.

The accommodation on the ground floor offers an entrance hall, cloakroom, sitting room with access to the garden and a modern kitchen/breakfast room. On the first floor, two bedrooms can be found, the principal benefits from an ensuite shower room. A family bathroom completes the accommodation.

Outside, the rear garden is mainly laid to lawn with a paved patio area. Parking is offered via an allocated space.

Agents note: There is an annual payment of approximately £355 for the upkeep of the communal areas.

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 town heading along Eastgate Street, Abbeyfields will be then found a short distance on your left hand side.

Location

The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. With two parks either side including Nowton Park and Hardwick Heath and close access to the west Suffolk hospital. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance Hall 10' 6" x 6' 0" (3.21m x 1.83m)

Cloakroom 6' 0" x 2' 9" (1.83m x 0.83m)

Sitting Room 15' 3" x 12' 3" (4.66m reducing to 3.76m x 3.73m reducing to 2.60m)

Kitchen/Breakfast Room 13' 4" x 9' 0" (4.07m x 2.75m)

Landing 6' 6" x 6' 7" (1.97m x 2.01m)

Bedroom 13' 6" x 12' 2" (4.12m reducing to 2.00m x 3.71m reducing to 3.09m)

Ensuite 6' 3" x 4' 10" (1.91m x 1.47m)

Bedroom 12' 8" x 8' 6" (3.85m x 2.60m)

Bathroom 6' 5" x 5' 6" (1.95m x 1.68m)

Rear Garden

Allocated Parking Space

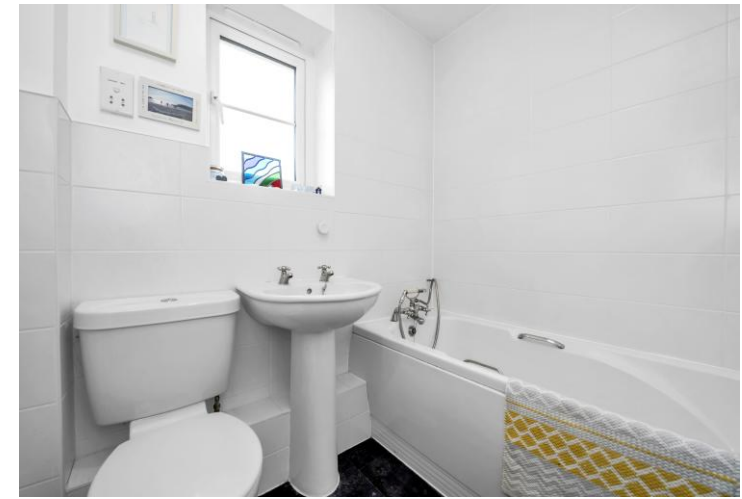
Additional Information:

Council Tax Band: C

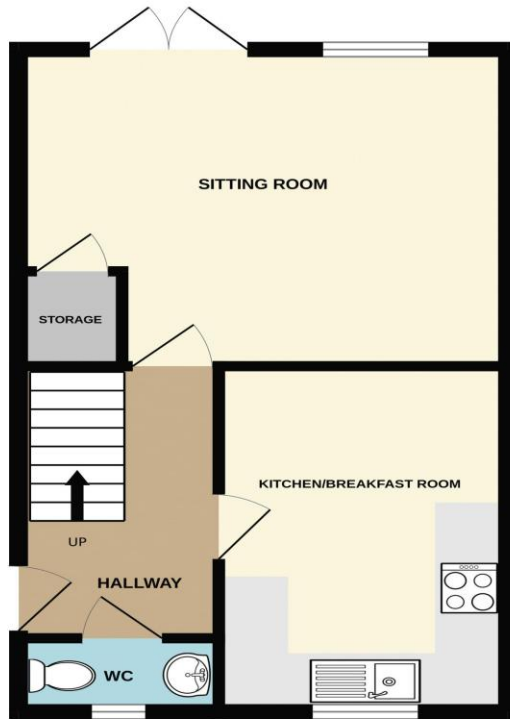
EPC Rating:

Tenure: Freehold

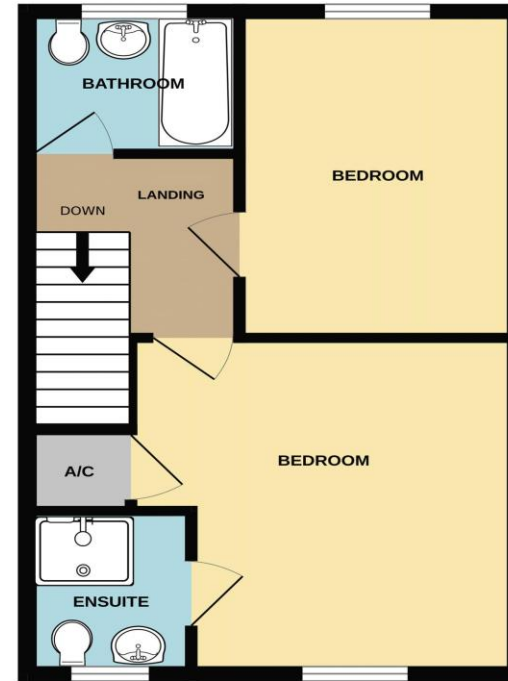
Offers over £250,000
Freehold



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 Metropix ©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

