

Caie Walk, Bury St. Edmunds, Suffolk, IP33 2PH

MARK·EWIN
BURY ST EDMUNDS

Caie Walk, Bury St. Edmunds, Suffolk, IP33 2PH

A well-presented three-bedroom terraced house situated in a quiet position on the popular Nowton Estate, on the south side of Bury St Edmunds. The property is conveniently located for local amenities, schools, West Suffolk Hospital and Nowton Park.

The ground floor accommodation comprises a kitchen, dining room and spacious sitting room, along with a utility room and a downstairs cloakroom.

On the first floor there are three bedrooms and a family bathroom fitted with a shower over the bath. The property also benefits from loft storage, which is part-boarded and insulated, with access via a pull-down ladder.

Outside, there is a front garden with a paved pathway leading to the front door. To the rear, the property benefits from an enclosed garden, mainly laid to lawn with a paved patio area and pathway leading to the rear access gate. There is a useful brick-built shed and a garage with additional built-in storage.

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 and Drainage. Heating via gas central heating.

(Please note that none of these services have been tested by the selling agent.)

MARK·EWIN
BURY ST EDMUNDS









Directions

Leave Bury St Edmunds along Cullum Road and continue straight over the roundabout, following Nowton Road. Follow the road round to the right, turning into Mayfield Road. Take a right into Sandpiper Road where Caie Walk 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:

Kitchen 8' 7'' x 8' 4'' (2.61m x 2.54m)

Dining Room 8' 7'' x 9' 1'' (2.61m x 2.77m)

Sitting Room 15' 0'' x 17' 8'' (4.57m x 5.38m)

Utility room 5' 1'' x 6' 10'' (1.55m x 2.08m)

Cloakroom 2' 9'' x 6' 10'' (0.84m x 2.08m)

Landing 8' 4'' x 7' 10'' (2.54m x 2.39m)

Bedroom 11' 10'' x 9' 6'' (3.60m x 2.89m)

Bedroom 9' 8'' x 9' 6'' (2.94m x 2.89m)

Bedroom 8' 7'' x 7' 10'' (2.61m x 2.39m)

Bathroom 6' 4'' x 7' 10'' (1.93m x 2.39m)

Garage 16' 3'' x 7' 4'' (4.95m x 2.23m)

Storage 7' 7'' x 6' 8'' (2.31m x 2.03m)

Additional Information:

Council Tax Band: B
EPC Rating: C
Tenure: Freehold

Offers in Excess of £240,000
Freehold















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.

www.markewin.co.uk

01284 217530 team@markewin.co.uk
77 St Johns Street, Bury St Edmunds
Suffolk, IP33 1SQ

The Property Ombudsman