



Baldwin Avenue, Bury St. Edmunds, Suffolk, IP32 6DW

MARK · EWIN
BURY ST EDMUNDS

**Baldwin Avenue, Bury St. Edmunds,
Suffolk, IP32 6DW**

A three-bedroom end terrace home situated in the popular town of Bury St Edmunds with no onward chain. The flexible accommodation on the ground floor comprises an entrance hall, sitting room, kitchen and a ground floor bedroom with en-suite shower room.

On the first floor there are two further bedrooms and a family bathroom, with the main bedroom benefitting from an en-suite

Outside, to the front of the property, there is a small garden that is mainly laid to lawn, and off-road parking. To the rear of the property the garden is mainly laid to lawn and also benefits from a decking area.

Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source: Ofcom) Broadband: Standard, Superfast & Ultrafast are available in this area via CityFibre & Openreach. (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.)



Directions

Proceed out of Bury St Edmunds along Fornham Road. At the traffic lights, turn left onto Tollgate Lane. Continue and turn right onto Northumberland Avenue, then turn left onto Baldwin Avenue.

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 / Stanstead Airport via the A11/M11.

Accommodation:

Hall 11' 5" x 12' 8" (3.48m x 3.86m)

Sitting Room 13' 1" x 18' 8" (3.98m x 5.68m)

Kitchen 11' 5" x 12' 8" (3.48m x 3.86m)

Ground Floor Bedroom 8' 0" x 11' 0" (2.44m x 3.35m)

Ensuite 8' 0" x 2' 11" (2.44m x 0.89m)

Landing 6' 3" x 5' 7" (1.90m x 1.70m)

Bedroom 9' 10" x 15' 8" (2.99m x 4.77m)

Ensuite 5' 5" x 7' 7" (1.65m x 2.31m)

Bedroom 11' 6" x 12' 8" (3.50m x 3.86m)

Bathroom 8' 2" x 7' 6" (2.49m x 2.28m)

Additional Information:

Council Tax Band: B

EPC Rating: TBC

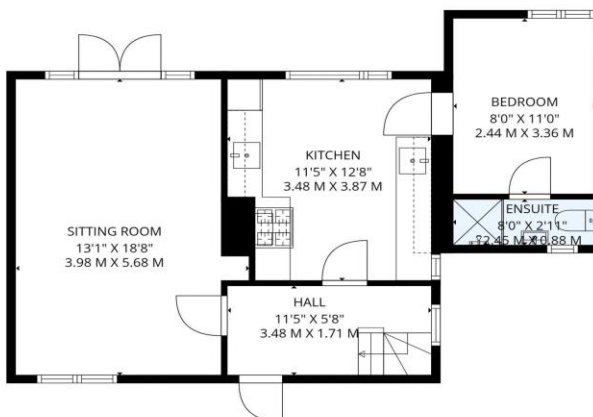
Tenure: Freehold

Offers Over £260,000
Freehold





FIRST FLOOR



GROUND FLOOR

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



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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