



Manners Road, Fornham St. Martin, Bury St. Edmunds, Suffolk, IP31 1TE

MARK · EWIN
BURY ST EDMUNDS

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Bury St. Edmunds, Suffolk, IP31 1TE

An extended three bedroom semi detached house occupying a generous plot in the village of Fornham St. Martin.

The property offers spacious and versatile accommodation comprising an entrance hall, a downstairs cloakroom, a comfortable sitting room, a dining area, a well-appointed kitchen, and a bright family room. The first floor features three well-proportioned bedrooms, served by a modern shower room.

Outside, the rear garden is predominantly laid to lawn and complemented by a paved patio, providing an ideal space for outdoor dining and entertaining. To the front, a driveway provides off-road parking and leads to a single garage.

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

Head out of Bury along Fornham Road and at the traffic lights turn right but stay in the left hand lane. Take the next right into Barton Road and right into Russell Baron Road. Take the third left into Manners Road and the property can be found on the left hand side.

Location

Fornham St Martin village has amenities including a public house, Church and village hall. The historic market town of Bury St Edmunds is approximately 2 miles away and provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway. Bury St Edmunds also has good rail links.

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Accommodation:

Entrance Hall

Cloakroom 3' 3" x 6' 0" (0.98m x 1.83m)

Sitting Room 11' 4" x 16' 1" (3.46m x 4.91m)

Dining Area 12' 11" x 12' 7" (3.93m x 3.83m)

Kitchen 8' 9" x 12' 7" (2.67m x 3.83m)

Family Room 9' 11" x 8' 11" (3.01m x 2.72m)

Landing

Bedroom One 11' 4" x 16' 1" (3.46m x 4.91m)

Bedroom Two 9' 9" x 8' 6" (2.98m x 2.58m)

Bedroom Three 9' 9" x 7' 3" (2.98m x 2.22m)

Shower Room 9' 4" x 5' 5" (2.84m x 1.66m)

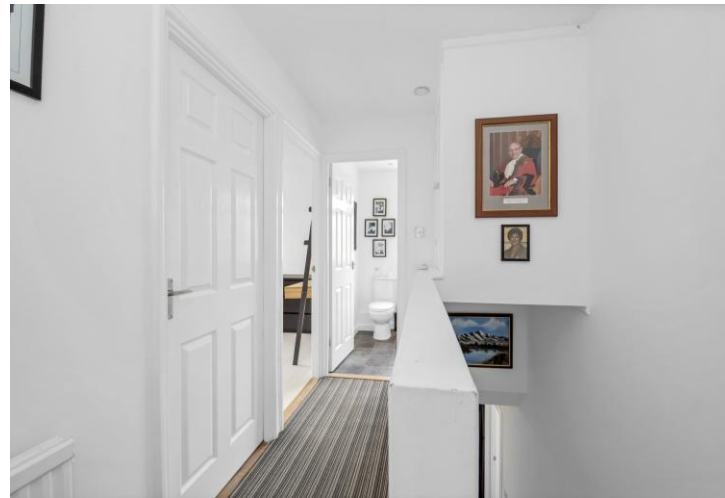
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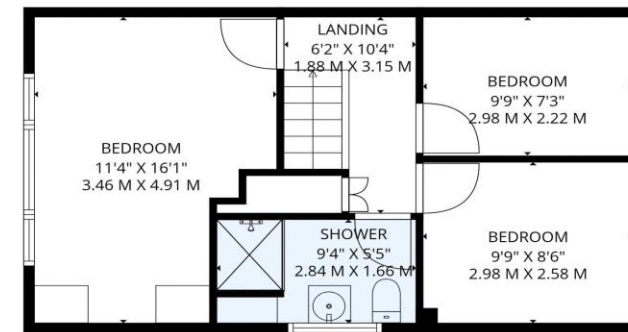
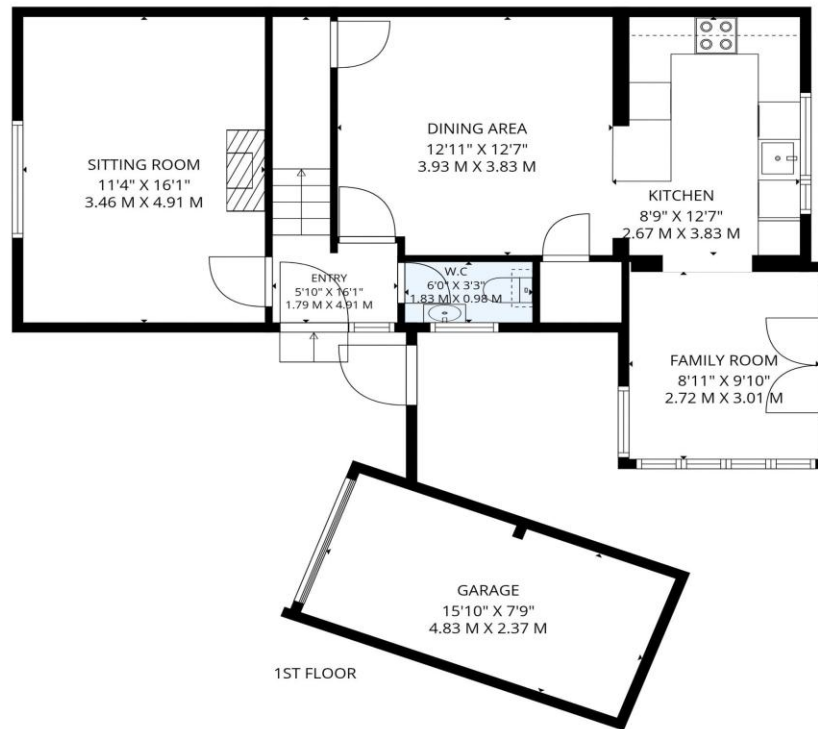
Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold

Offers Over £290,000
Freehold





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.

www.markewin.co.uk

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

