



Hospital Road, Bury St. Edmunds, Suffolk, IP33 3JU

MARK · EWIN
BURY ST EDMUNDS

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An attractive and beautifully presented three-bedroom home, ideally situated within easy reach of the town centre and a wide range of local amenities. The ground floor opens into a welcoming entrance hall, leading to a charming sitting room featuring a feature fireplace. There is a separate dining room, perfect for entertaining, alongside a well-appointed kitchen/breakfast room with doors opening onto the garden. A convenient cloakroom completes the ground floor accommodation.

Upstairs, the first-floor landing provides access to three bedrooms, two benefiting from built-in storage. A stylish family bathroom, fitted with both a bath and a walk-in shower completes the accommodation. Additional benefits include a useful cellar, ideal for extra storage.

Externally, the front garden is attractively laid with shingle for ease of maintenance, while the rear boasts a delightful, enclosed garden, mainly laid to lawn and complemented by well-stocked planted beds featuring a variety of flowers and shrubs.

Agents note: This property is Grade II listed and has a right of access over the neighbouring property.

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

From the town centre proceed out of town along Out Westgate A143, at the traffic lights with the BP garage turn right into Petticoat Lane and then bear right onto Hospital Road 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:

Entrance Hall 19' 5" x 5' 1" (5.92m x 1.56m reducing to 1.22m)

Sitting Room 13' 1" x 12' 2" (4.00m x 3.70m)

Dining Room 10' 11" x 8' 4" (3.33m x 2.55m)

Kitchen/Breakfast Room 17' 3" x 10' 8" (5.26m reducing to 4.42m x 3.24m)

WC 5' 9" x 3' 1" (1.74m x 0.94m)

Landing 7' 4" x 7' 2" (2.24m x 2.18m reducing to 1.55m)

Bedroom 9' 4" x 12' 0" (2.84m x 3.67m)

Bedroom 10' 11" x 8' 6" (3.32m x 2.58m)

Bedroom 8' 10" x 7' 2" (2.69m x 2.18m)

Bathroom 8' 6" x 9' 0" (2.60m x 2.75m)

Cellar 9' 4" x 8' 7" (2.85m x 2.62m)

Additional Information:

Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold

**Offers Over £425,000
Freehold**





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.
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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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