



Appledown Drive, Bury St. Edmunds, Suffolk, IP32 7HQ

MARK · EWIN
BURY ST EDMUNDS

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A well presented, two bedroom end of terrace property Located on Moreton Hall, a popular and well-served area of Bury St Edmunds.

The accommodation comprises, on the ground floor, of an entrance porch, entrance hall, kitchen and sitting/dining room. On the first floor, the two bedrooms can be found along with the bathroom.

Outside, the property has a shingled front garden with a pathway leading to the front door. To the rear is a low maintenance tiled garden, there is also a rear access gate to the parking area, where the allocated parking can be found.

Additional Information

Tenure: Freehold

Council Tax Band: B

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 along Angel Hill crossing over the traffic lights into Eastgate Street. At the mini roundabout bear right into Barton Road. At the traffic lights turn right into Orttewell Road. At the roundabout turn left into Mount Road and take the 1st left turning into Appledown Drive, follow Appledown Drive and the property will be located on your right just before Lamborne Close.

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

Kitchen 7' 6" x 9' 8" (2.29m x 2.94m)

Sitting Area 7' 9" x 14' 4" (2.36m x 4.37m)

Dining Area 6' 1" x 14' 4" (1.85m x 4.37m)

First Floor Landing

Bedroom One 13' 0" x 10' 5" (3.96m x 3.17m)

Bedroom Two 14' 6" x 7' 6" (4.42m x 2.28m)

Family Bathroom 7' 7" x 5' 9" (2.30m x 1.75m)



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Council Tax Band: B

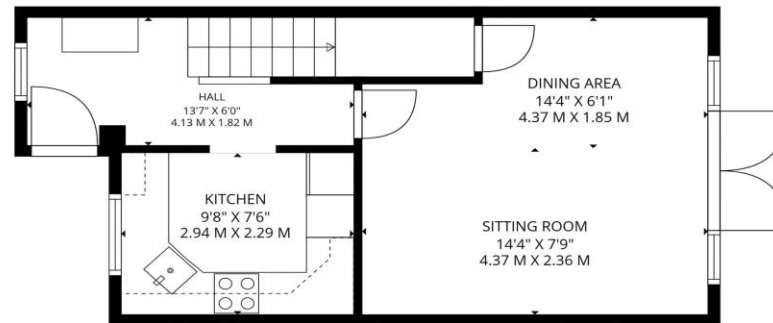
EPC Rating: TBC

Tenure: Freehold

Offers Over £250,000



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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