



Anderson Walk, Bury St. Edmunds, Suffolk, IP32 6QP

**MARK EWIN**  
BURY ST EDMUNDS

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Suffolk, IP32 6QP

A Four-bedroom, semi-detached house with a garage and off-road parking is offered with NO ONWARD CHAIN.

The ground floor accommodation offers an entrance porch, sitting room, kitchen/dining room and family room/snug that opens onto the rear garden. The property also benefits from a cloakroom and ground floor bedroom featuring an ensuite shower room. The first floor has three bedrooms and family bathroom.

To the front of the property is the driveway laid mainly to shingle leading to a single garage. To the rear, the delightful, low maintenance garden is laid with a paved patio area, shingle and planted beds hosting a variety of shrubs and trees.

#### 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

Proceed out of Bury via Fornham Road, at the traffic lights turn left onto Tollgate Lane and take the right hand turning onto Lancaster Avenue and immediate left on to Northumberland Avenue. Follow this road until you see a left hand turning into St Olaves Road and at the roundabout go straight over and then turn right into Oakes Road, take the second turning on the right into Anderson Walk and 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 Porch 3' 3" x 5' 7" (.99m x 1.70m)

Kitchen/Dining Room 9' 6" x 14' 11" (2.90m x 4.54m)

Snug 8' 2" x 11' 5" (2.50m x 3.47m)

Bedroom Four 12' 2" x 7' 9" (3.72m x 2.37m)

En-suite 4' 1" x 5' 1" (1.25m x 1.55m)

Bedroom One 9' 6" x 10' 2" (2.89m x 3.09m)

Bedroom Two 10' 9" x 6' 5" (3.27m x 1.96m)

Bedroom Three 7' 10" x 6' 5" (2.38m x 1.96m)

Family Bathroom 6' 6" x 6' 4" (1.99m x 1.94m)



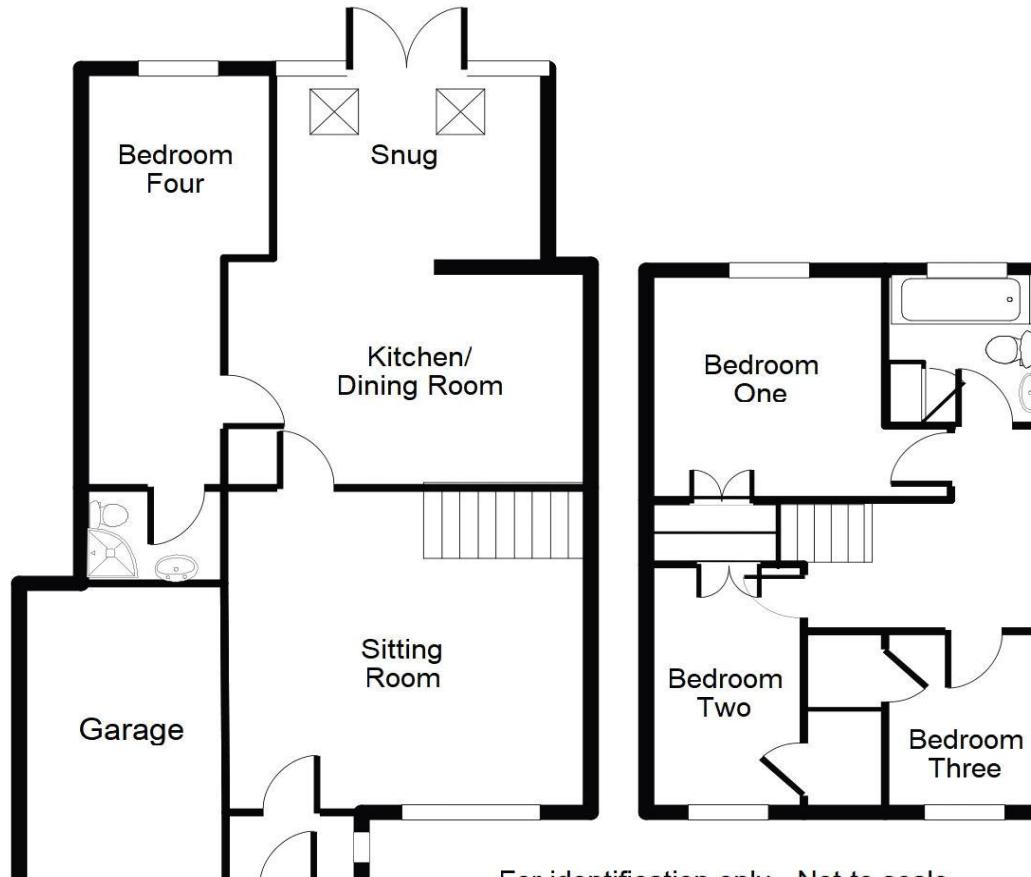
## Additional Information:

Council Tax Band: B

EPC Rating: C

Tenure: Freehold

Offers Over £280,000  
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 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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