



Chalk Road South, Bury St. Edmunds, Suffolk, IP33 3BP

MARK · EWIN
BURY ST EDMUNDS

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A two-bedroom, terraced property located a short distance from the Town Centre.

The accommodation on the ground floor comprises a sitting room, dining room, fitted kitchen, rear lobby and a modern bathroom. On the first floor, there are two double bedrooms.

To the front of the property, there is a small low maintenance garden and steps leading to the front door. The rear garden is mainly laid to lawn with established flower beds, patio area and garden shed.

Parking is offered via a permit with West Suffolk Council.

Agents note: A shared pedestrian right of way runs across the rear of the property, providing access for neighbouring properties in the terrace.

Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three and Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast and Ultrafast are available in this area. (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 town centre along Parkway. At the roundabout, turn right into Kings Road and then right into Chalk Road South.

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:

Sitting Room 11' 1" x 11' 1" (3.39m x 3.37m)

Dining Room 11' 2" x 11' 1" (3.40m x 3.37m)

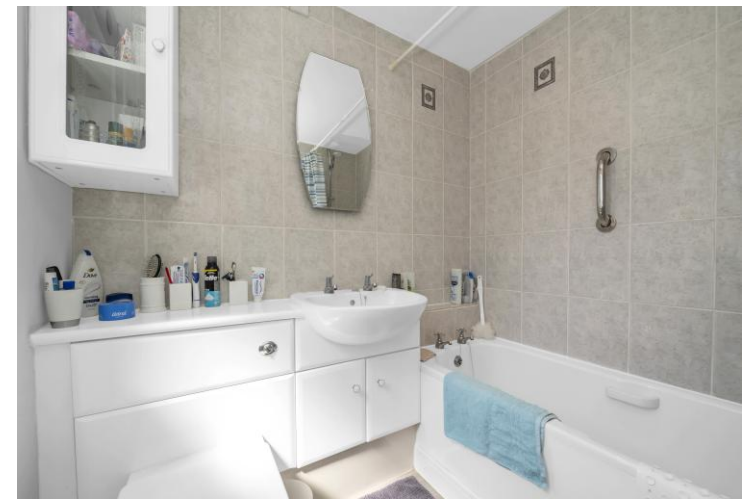
Kitchen 10' 1" x 6' 5" (3.07m x 1.95m)

Bathroom 6' 4" x 5' 8" (1.96m x 1.76m)

Bedroom 11' 2" x 11' 0" (3.40m x 3.36m)

Bedroom 11' 2" x 8' 4" (3.40m x 2.56m)

Front & Rear Gardens



Additional Information:

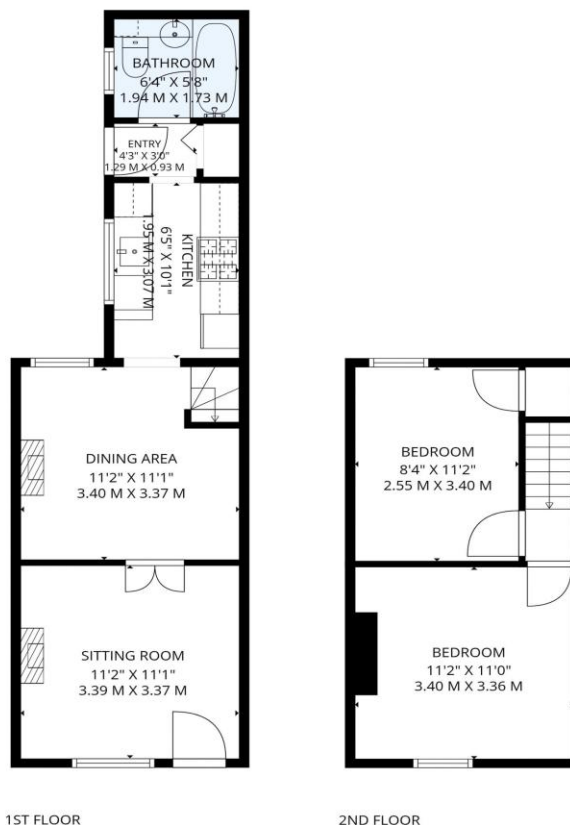
Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Guide Price £240,000
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.

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