



Church Walks, Bury St. Edmunds, Suffolk, IP33 1NJ

MARK · EWIN
BURY ST EDMUNDS

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Situated in this most sought-after and rarely available location, positioned in the heart of the medieval grid, is this two bedroom Victorian terraced house with a delightful and good-sized south facing rear garden. The convenient location offers easy access to the town centre with its multitude of facilities, with the Abbey Gardens and Theatre Royal being only a short walk away. The accommodation comprises of an entrance porch, sitting / dining room with wood burning stove sitting within a red brick fireplace, the room offers a useful under stairs storage cupboard. The kitchen follows with the bathroom beyond. On the first floor, the two double bedrooms can be found both benefitting from built-in cupboards. Outside, the rear garden is a real feature of this property being of a good-size, the garden is enclosed by walling and fencing and offers paved paths around raised beds and shrubs. With regard to parking, this area falls with a residents parking permit area (Zone D), permits can be purchased from West Suffolk.



Directions

From the town centre on foot, head along Whiting Street turning left into Churchgate Street, and right into College Street where Church Walks will be found on the left.

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

Sitting / Dining Room 23' 7" x 15' 8" (7.19m x 4.77m)

Kitchen 8' 10" x 8' 6" (2.7m x 2.59m)

Bathroom 9' 3" x 5' 4" (2.83m x 1.62m)

First Floor

Bedroom One 13' 3" x 10' 7" (4.04m x 3.23m)

Bedroom Two 10' 6" x 10' 7" (3.21m x 3.23m)

Outside

Rear Garden



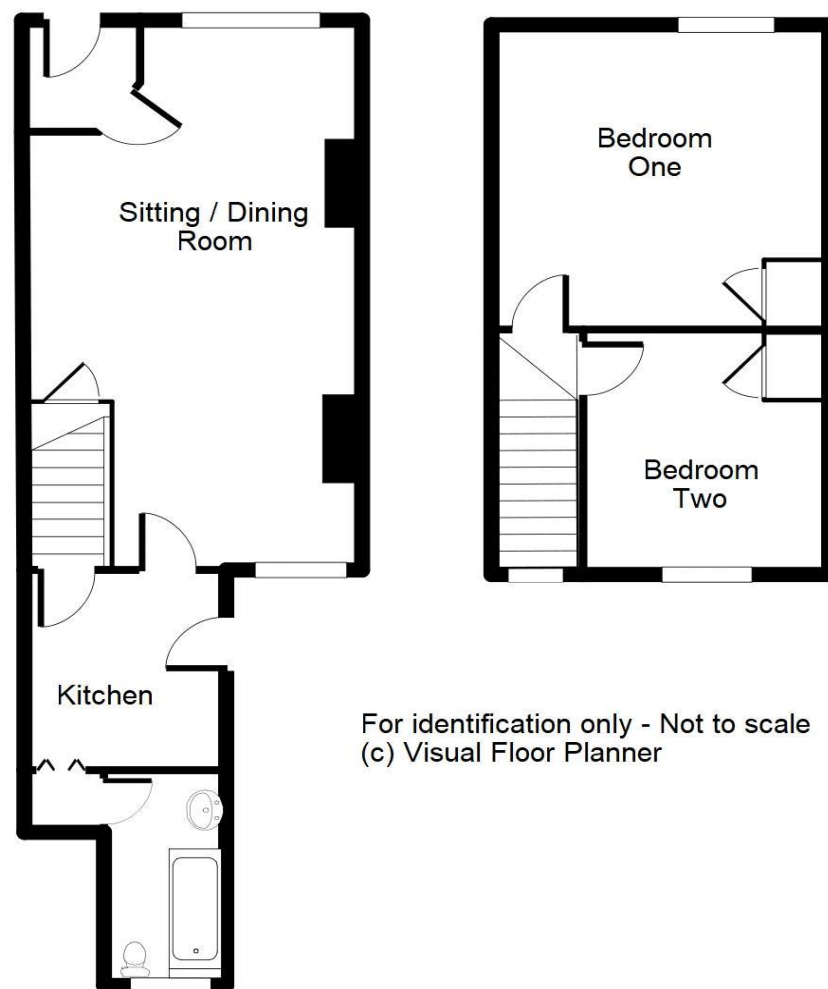
Additional Information:

Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Offers over £325,000
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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