



Castle Road, Bury St. Edmunds, Suffolk, IP33 3NL

**MARK · EWIN**  
BURY ST EDMUNDS

## Castle Road, Bury St. Edmunds, Suffolk, IP33 3NL

Located a short distance from the town centre and local amenities is this four-bedroom, semi-detached property.

The accommodation on the ground floor offers an entrance hall, open plan sitting/dining room with a feature fireplace, sunroom/snug and a fitted kitchen. Moving to the first floor, there are three bedrooms, two doubles and a single along with the family bathroom featuring a separate bath and shower. On the second floor, the principal bedroom can be found along with an ensuite shower room.

Outside, a driveway provides parking at the front of the property, and the rear is mainly laid to lawn with a paved patio and planted beds hosting a variety of flowers and shrubs.

### 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 and Drainage. Heating via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



### Directions

Travelling north along Parkway, just before Cineworld, turn left into Kings Road and then left into Mill Road. Continue along this road and turn left into Castle Road where the property can be found on the left hand side towards the bottom of the road.

### 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 11' 7" x 5' 8" (3.52m x 1.72m)

Sitting Room 11' 9" x 12' 9" (3.57m x 3.89m)

Dining Room 10' 7" x 13' 2" (3.22m x 4.02m)

Sun Room 8' 1" x 6' 11" (2.47m x 2.11m)

Kitchen 10' 7" x 15' 11" (3.22m x 4.86m)

Landing 3' 10" x 8' 10" (1.18m x 2.69m)

Bedroom 10' 9" x 12' 8" (3.27m x 3.87m)

Bedroom 10' 9" x 12' 11" (3.27m x 3.94m)

Bedroom 6' 8" x 7' 4" (2.02m x 2.23m)

Bathroom 6' 8" x 9' 2" (2.02m x 2.80m)

Bedroom 12' 1" x 18' 4" (3.68m x 5.60m)

Ensuite 5' 8" x 6' 4" (1.72m x 1.93m)

Rear Garden

Driveway

**Additional Information:**

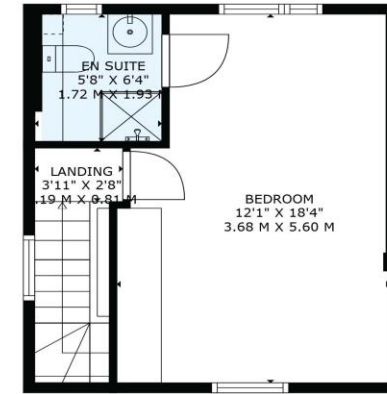
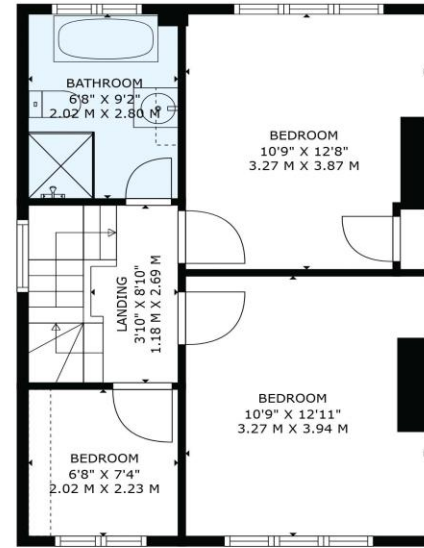
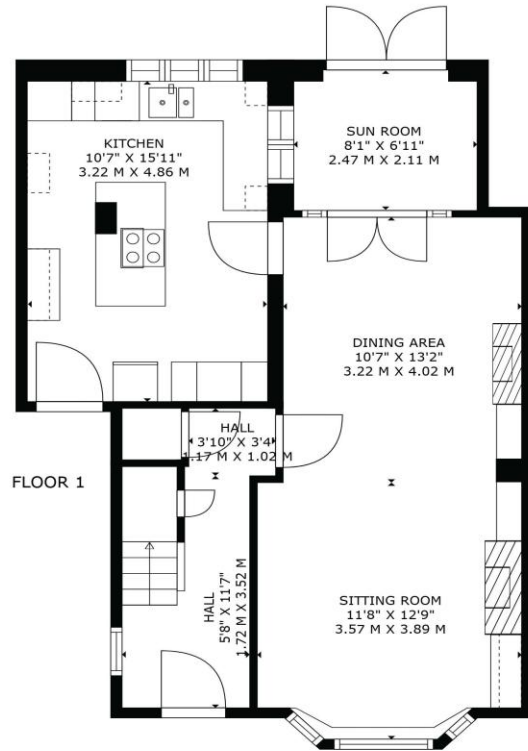
Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold

**Offers Over £375,000  
Freehold**





**TOTAL: 1329 sq. ft, 124 m2**  
 FLOOR 1: 619 sq. ft, 58 m2, FLOOR 2: 460 sq. ft, 43 m2, FLOOR 3: 250 sq. ft, 23 m2  
 EXCLUDED AREAS: LOW CEILING: 34 sq. ft, 3 m2  
 WALLS: 124 sq. ft, 11 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcqp.



**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.

[www.markewin.co.uk](http://www.markewin.co.uk)

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