



Tollgate Lane, Bury St. Edmunds, Suffolk, IP32 6DF

**MARK · EWIN**  
BURY ST EDMUNDS

Tollgate Lane, Bury St. Edmunds,  
Suffolk, IP32 6DF

A chain free, terraced property located on  
the north side of Bury St Edmunds.

The accommodation on the ground floor  
offers an open-plan sitting/dining room  
leading to a fitted kitchen. On the first floor,  
a landing leads to two bedrooms along with  
a family bathroom featuring a separate  
shower and bath.

Outside, the rear garden offers a decking  
area and lawn. Off-road parking is available  
for one vehicle at the rear of the property  
and is accessed via a track at the end of the  
terrace.

#### 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

Leaving Bury St Edmunds along Fornham Road, turn left at the set of traffic lights onto Tollgate Lane, where the property can be found on the left hand side.

#### 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.

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**Accommodation:**

Sitting Room 10' 8" x 13' 6" (3.25m x 4.11m)

Dining Area 8' 7" x 9' 2" (2.62m x 2.79m)

Kitchen 5' 11" x 13' 5" (1.81m x 4.08m)

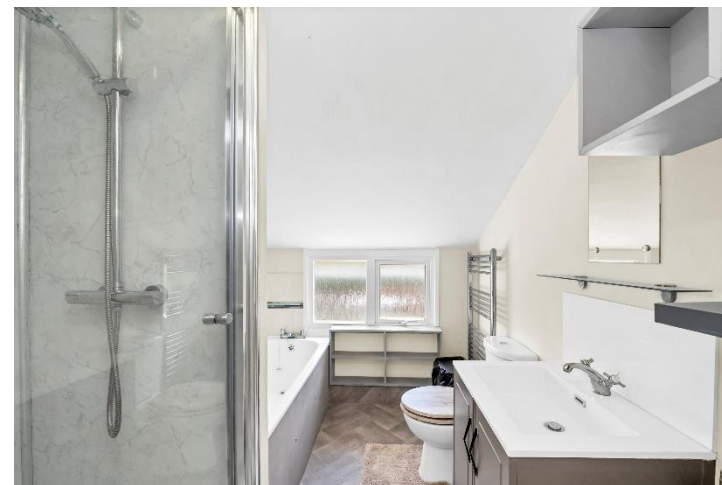
Landing 4' 5" x 11' 5" (1.34m x 3.47m)

Bedroom One 10' 8" x 10' 11" (3.25m x 3.33m)

Bedroom Two 5' 11" x 11' 5" (1.80m x 3.47m)

Bathroom 5' 11" x 8' 5" (1.81m x 2.56m)

Front & Rear Gardens



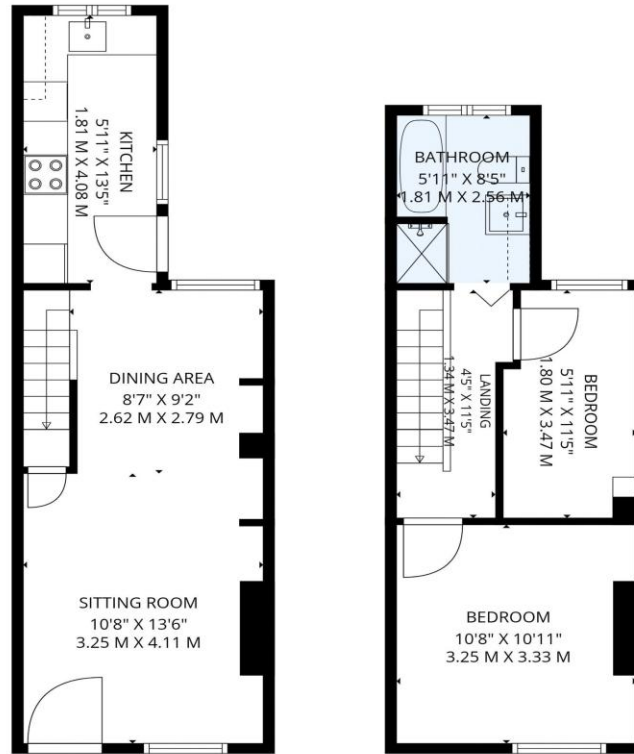
**Additional Information:**

Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Asking Price £230,000  
Freehold



1ST FLOOR

2ND FLOOR

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



**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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