



Southgate Street, Bury St. Edmunds, Suffolk, IP33 2AF

**MARK · EWIN**  
BURY ST EDMUNDS



Southgate Street, Bury St. Edmunds,  
Suffolk, IP33 2AF

A CHAIN FREE, three-bedroom, terraced property situated a short distance from the town centre.

The accommodation on the ground floor offers an entrance hall, sitting room with doors leading to the garden and a fitted kitchen. On the first floor, a bedroom benefitting from a walk-in-wardrobe can be found along with a family bathroom. Lastly, on the second floor, two further bedrooms are located.

Outside, the garden offers a decking area, brick shed and raised bed hosting a variety of flowers and shrubs. Agents Note: This property is situated within a conservation area.

#### 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

Heading along Southgate Street the property will be located on your right-hand side just after the turning for Sextons Meadows.

#### 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 / Stanstead 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.

**MARK·EWIN**  
BURY ST EDMUNDS

### Accommodation:

Entrance Hall 5' 11" x 13' 6" (1.80m x 4.11m)

Sitting Room 14' 7" x 18' 7" (4.45m x 5.67m)

Kitchen 8' 4" x 14' 5" (2.55m x 4.39m)

Landing 4' 9" x 14' 5" (1.44m x 4.39m)

Bedroom 14' 7" x 12' 10" (4.45m x 3.91m)

W.I.W 8' 4" x 6' 4" (2.55m x 1.93m)

Bathroom 6' 11" x 7' 9" (2.10m x 2.36m)

Bedroom 14' 7" x 13' 9" (4.45m x 4.20m)

Bedroom 11' 0" x 8' 10" (3.36m x 2.68m)

Rear Garden

### Additional Information:

Council Tax Band: D

EPC Rating: TBC

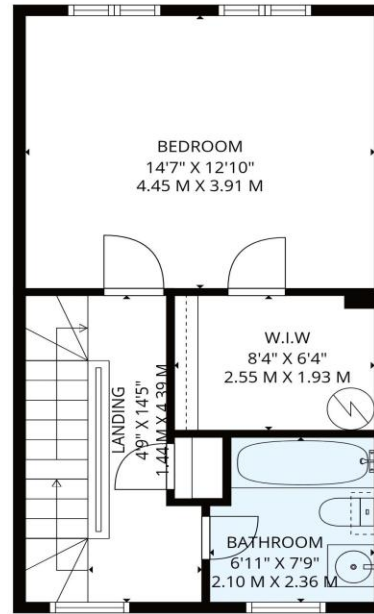
Tenure: Freehold

**Guide Price £300,000**  
**Freehold**

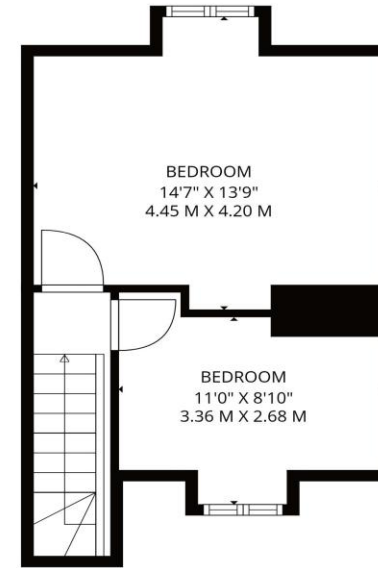




1ST FLOOR



2ND FLOOR



3RD FLOOR

**TOTAL: 1170 sq. ft, 109 m2**

1st floor: 481 sq. ft, 45 m2, 2nd floor: 403 sq. ft, 37 m2, 3rd floor: 286 sq. ft, 27 m2  
EXCLUDED AREAS: LOW CEILING: 24 sq. ft, 2 m2, WALLS: 93 sq. ft, 10 m2

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.

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

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

