



Ord Road, Fornham St. Martin, Suffolk, IP31 1TB

MARK · EWIN
BURY ST EDMUNDS

Ord Road, Fornham St. Martin, Suffolk, IP31 1TB

An extended three-bedroom house located in the village of Fornham St. Martin which is on the outskirts of Bury.

The property offers versatile accommodation including a sitting room, kitchen, downstairs cloakroom, family room which is currently used as a bedroom and a study. On the first floor there are three bedrooms and a family bathroom.

Outside, the garden is mainly laid to lawn with a paved patio area. Parking is offered via a driveway leading to a single garage.

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

Head out of Bury along Fornham Road and at the traffic lights turn right but stay in the left hand lane. Take the next right into Barton Road and right into Russell Baron Road. Take the next left into Ord Road and the property can be found on the left hand side clearly identified by our for sale board.

Location

The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance Hall

Sitting Room 11' 1" x 15' 11" (3.39m x 4.84m)

Kitchen 12' 10" x 12' 4" (3.92m x 3.76m)

Downstairs Cloakroom 6' 2" x 3' 1" (1.89m x 0.95m)

Family Room 11' 6" x 9' 0" (3.50m x 2.74m)

Study 11' 10" x 4' 9" (3.60m x 1.45m)

First Floor Landing

Family Bathroom 6' 0" x 5' 5" (1.84m x 1.65m)

Bedroom One 9' 4" min 15' 11" max x 7' 11" min 11' 3" max
(4.85m x 3.42m)

Bedroom Two 9' 8" x 8' 6" (2.95m x 2.59m)

Bedroom Three 9' 7" x 7' 2" (2.93m x 2.18m)

Garage & Gardens

Additional Information:

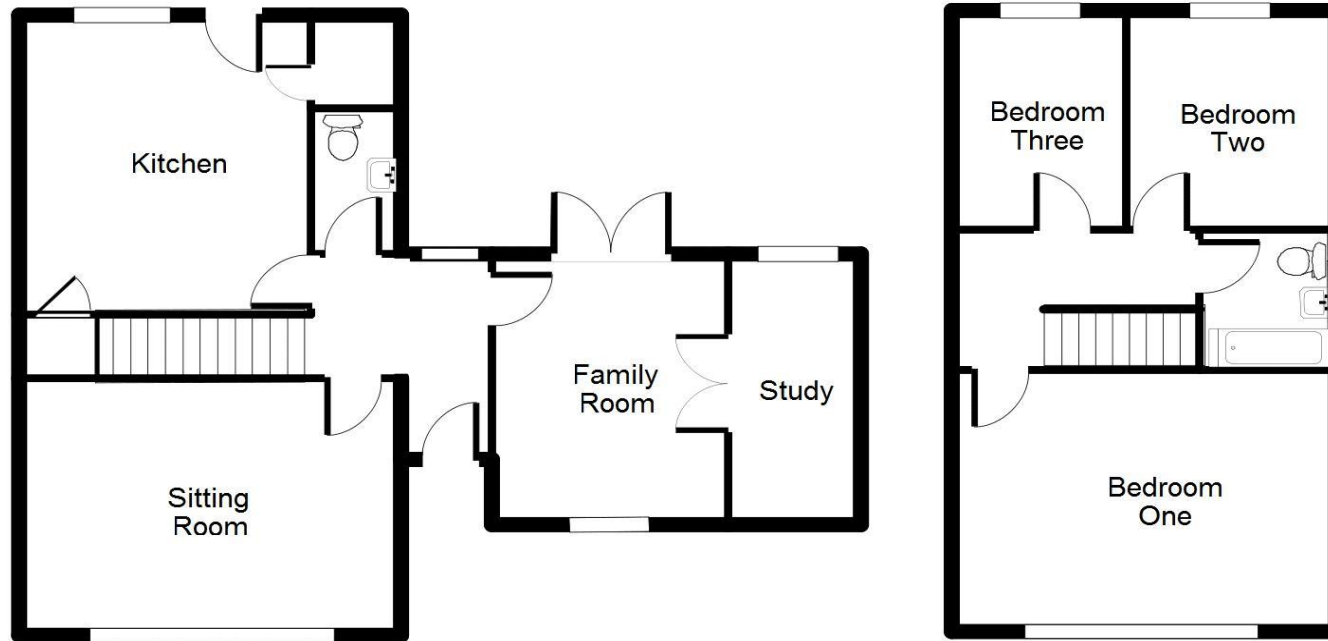
Council Tax Band: C

EPC Rating: C

Tenure: Freehold

**Offers Over £325,000
Freehold**





For identification only - Not to scale
(c) Visual Floor Planner

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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