



Springfield Road, Bury St. Edmunds, Suffolk, IP33 3AS

**MARK · EWIN**  
BURY ST EDMUNDS

## Springfield Road, Bury St. Edmunds, Suffolk, IP33 3AS

A chain free, two double bedroom period property located within walking distance of the town centre.

The accommodation comprises of an entrance hall leading to the sitting room, dining room, kitchen and downstairs bathroom. On the first floor there are two double bedrooms, one benefitting from built in wardrobes and the other an ensuite with shower. The property also benefits from a cellar.

Outside, to the front of the property provides a small garden, with a path that leads to the entrance door. The rear garden is mostly laid to lawn, with a small patio and some shrubs.

### Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' 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

Leave Bury St Edmunds along Risbygate Street and go straight over the round about. Springfield Road is the first turning on the right, where the property can be found on the left hand side towards the end 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 3' 8" x 4' 1" (1.12m x 1.24m)

Sitting Room 11' 7" x 13' 9" (3.53m x 4.19m)

Dining Room 11' 7" x 11' 8" (3.53m x 3.55m)

Kitchen 6' 9" x 8' 8" (2.06m x 2.64m)

Hall 6' 9" x 3' 4" (2.06m x 1.02m)

Family Bathroom 6' 9" x 6' 6" (2.06m x 1.98m)

Bedroom 9' 8" x 10' 8" (2.94m x 3.25m)

Bedroom 11' 7" x 11' 5" (3.53m x 3.48m)

En-suite 6' 9" x 8' 8" (2.06m x 2.64m)

Cellar 11' 7" x 12' 5" (3.53m x 3.78m)

### Additional Information:

Council Tax Band: B

EPC Rating: TBC

Tenure: Freehold

**Guide Price £230,000**  
**Freehold**





**TOTAL: 798 sq. ft, 74 m<sup>2</sup>**  
 BELOW GRADE: 0 sq. ft, 0 m<sup>2</sup>, 1st floor: 442 sq. ft, 41 m<sup>2</sup>, 2nd floor: 356 sq. ft, 33 m<sup>2</sup>  
 EXCLUDED AREAS: CELLAR: 155 sq. ft, 14 m<sup>2</sup>, WALLS: 94 sq. ft, 9 m<sup>2</sup>

All Measurements Are Approximate. This Floor Plan is a Guide Only. Produced By Dwp.



**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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