



Green Lane, Cockfield, Bury St. Edmunds, Suffolk, IP30 0HL

**MARK · EWIN**  
BURY ST EDMUNDS



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This three-bedroom first floor apartment in the village of Cockfield offers accommodation to include a sitting room, kitchen / breakfast room, three bedrooms and a family bathroom.

Outside the property there is a driveway providing off-road parking. There is also an enclosed rear garden which is mainly laid to lawn with garden shed and paved patio area.

### Additional Information

Tenure: Leasehold

Lease Term: 125 Years from 4th June 1984.  
(84 Years Remaining)

Ground Rent: £10 per annum.

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage. Heating via LPG. (Please note that none of these services have been tested by the selling agent.)



### Directions

Leaving Bury St Edmunds along the A134 Sicklesmere Road and continue through the village of Sicklesmere. Turn left onto Water Lane and then right onto Bury Road then bear slight left onto Chapel Road and then right into Great Green. Take a left into Green Lane and the property can be found on the left hand side, marked by our For-Sale board.

### Location

The village of Cockfield offers a village store, post office and public house. Cockfield is situated just north of Lavenham and eight miles away from the historic town of Bury St Edmunds. 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' 3" x 14' 8" (3.42m x 4.47m)

Kitchen / Breakfast Room 11' 11" x 10' 11" (3.64m x 3.34m)

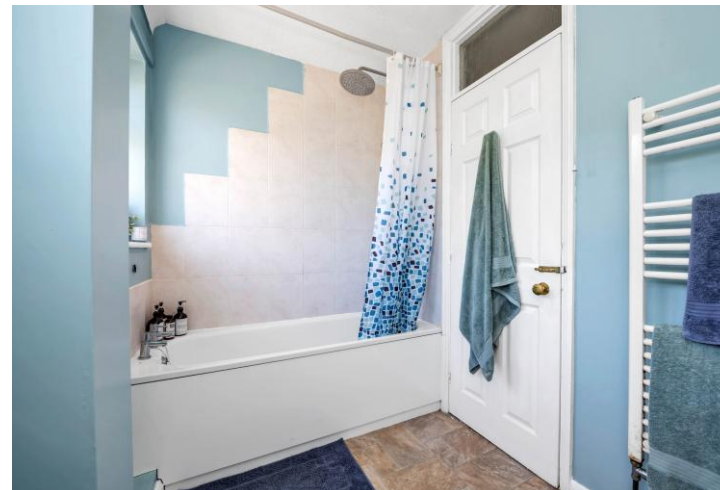
Bedroom One 14' 10" x 10' 8" (4.51m x 3.26m)

Bedroom Two 14' 5" max x 9' 9" max (4.39m x 2.96m)

Bedroom Three 5' 8" x 9' 5" (1.72m x 2.87m)

Family Bathroom 5' 7" x 8' 4" (1.70m x 2.54m)

Driveway & Rear Garden



## Additional Information:

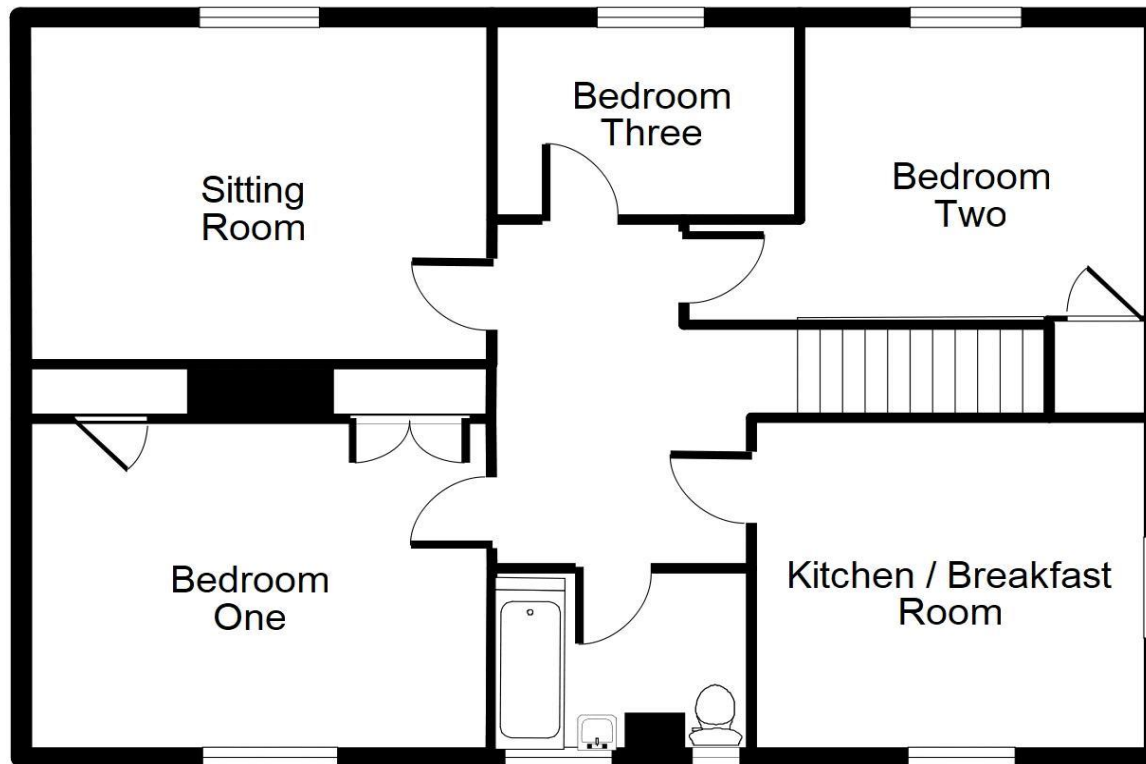
Council Tax Band: A

EPC Rating: D

Tenure: Leasehold

Offers in Excess of £170,000  
Leasehold





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.

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

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