



Raynsford Road, Great Whelnetham, Suffolk, IP30 0TW

MARK · EWIN
BURY ST EDMUNDS

Raynsford Road, Great Whelnetham, Suffolk, IP30 0TW

A well presented three bedroom semi detached bungalow for sale in the popular village of Great Whelnetham.

The accommodation comprises an entrance hall, sitting and dining room, kitchen, three bedrooms, family bathroom, utility room and extra storage.

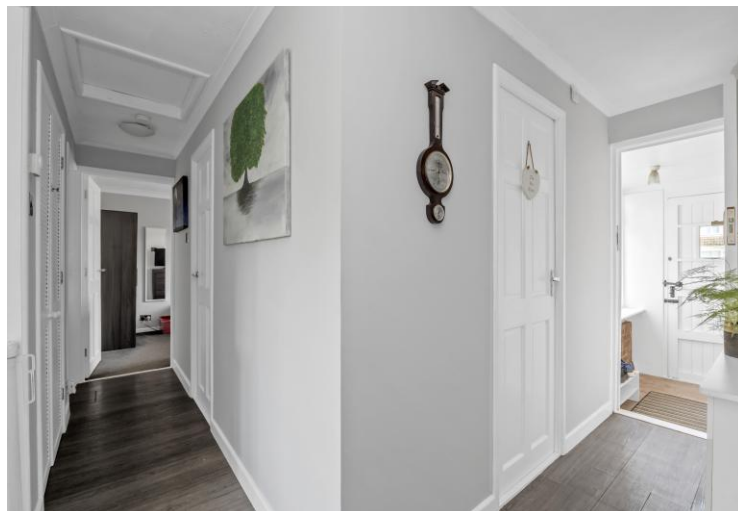
Outside, to the front, the property offers off road parking for multiple cars. To the rear the property has a good size garden that is mainly laid to lawn. The garden also benefits from a sheltered decked area, shrubs and is fully enclosed by fencing.

Additional Information

Tenure: Freehold

EPC Rating: C

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 Electric, Water and Drainage. Heating via oil fired heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds along the A134 towards Sudbury into Sicklesmere and turn right into Stanningfield Road then take the first left into Raynsford Road. Follow this road round to the right where the property can be found on the right hand side.

Location

The popular village of Great Whelnetham is situated approximately 3.5 miles to the south of Bury St Edmunds. Whelnetham has a primary school, village hall and a local bus service. The next village of Sicklesmere offers a shop, post office and public house. There is convenient access to the A134 linking to Sudbury and to Bury St Edmunds and to the A14 Dual Carriageway linking to Newmarket and Cambridge.

Accommodation:

Entrance Hall

Sitting Area 13' 7" x 11' 10" (4.14m x 3.61m)

Dining Area 7' 5" x 11' 10" (2.27m x 3.61m)

Kitchen 9' 10" x 9' 3" (3.00m x 2.82m)

Bedroom One 9' 10" x 10' 7" (3.00m x 3.23m)

Bedroom Two 10' 10" x 7' 6" (3.31m x 2.28m)

Bedroom Three 7' 4" x 5' 9" (2.24m x 1.74m)

Bathroom 7' 4" x 4' 9" (2.24m x 1.44m)

Utility 9' 10" x 9' 7" (3.00m x 2.92m)

Storage 6' 7" x 9' 7" (2.00m x 2.92m)

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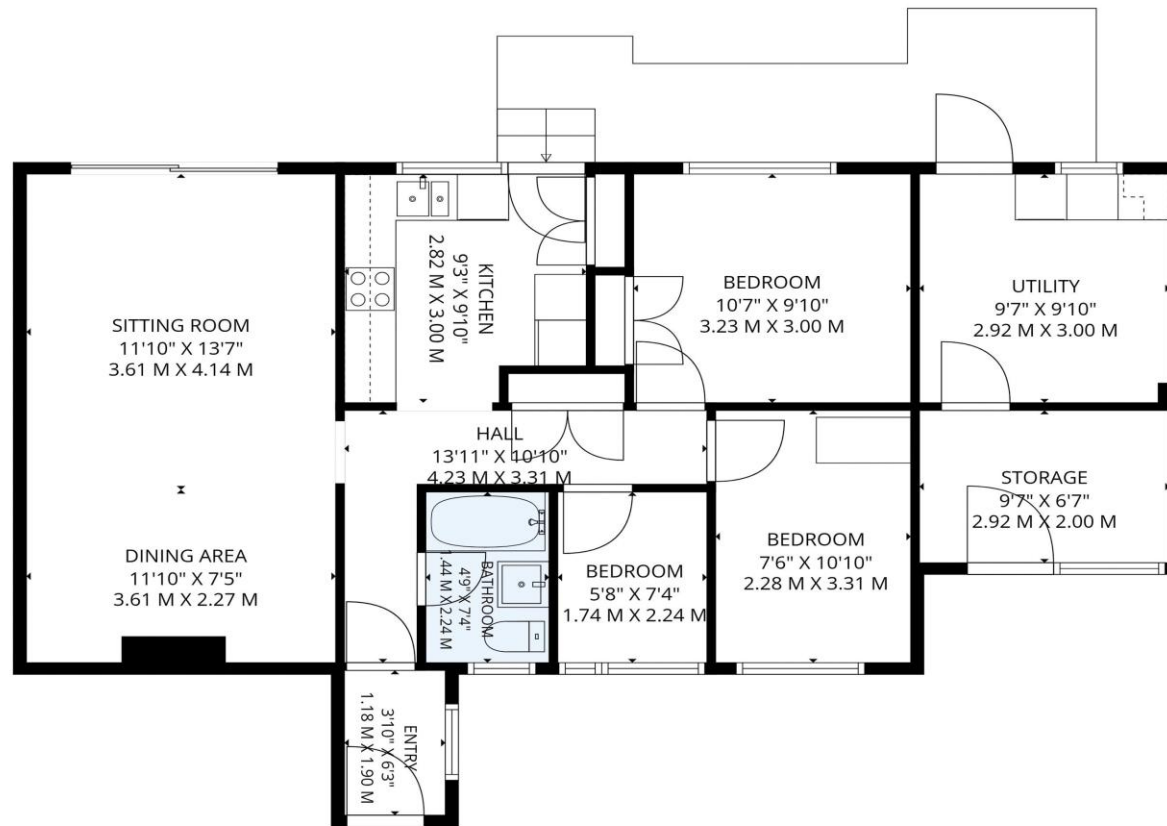
Council Tax Band: B

EPC Rating: TBC

Tenure: Freehold

Offers Over £280,000
Freehold





All measurements are approximate, this floor plan is a guide only. Produced by L&P.



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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