



Yeomanry Yard, Bury St. Edmunds, Suffolk, IP33 3DW

MARK · EWIN
BURY ST EDMUNDS

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Situated within walking distance of the Town Centre and local amenities is this well-presented two-bedroom ground floor apartment.

The accommodation comprises an entrance hallway, sitting/dining room, fitted kitchen, two bedrooms and a modern bathroom. There is also a useful storage cupboard off the hallway.

A particular feature of the property is the enclosed rear garden, which provides an excellent outdoor space for relaxing and entertaining. The property also benefits from residents' parking, while to the front there is a charming courtyard garden with a path leading to the entrance door and a useful external storage cupboard.

Agent's Note: The enclosed rear garden has been enjoyed by the current and previous owners for many years but does not form part of the registered title. Havebury Housing has advised that replacement window works are proposed. Further information is available from the agent.

Additional Information

Tenure: Leasehold

Lease Term: 125 years from and including 29 September 2014 (113 years remaining)

Service Charge: £483.60 per annum. (Approximate)

Ground Rent: £10 per annum.

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

Travelling north along Parkway, just before Cineworld, turn left into Kings Road and then left into Yeomanry Yard where the property is located.

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:

Hallway 12' 3" x 3' 10" (3.73m x 1.17m)

Sitting/Dining Room 18' 11" x 11' 0" (5.77m x 3.36m)

Kitchen 8' 10" x 7' 10" (2.70m x 2.40m)

Bedroom 14' 10" x 9' 5" (4.52m x 2.87m)

Bedroom 14' 2" x 9' 7" (4.32m x 2.93m)

Bathroom 8' 10" x 7' 10" (2.70m x 2.40m)

Garden

Residents Parking

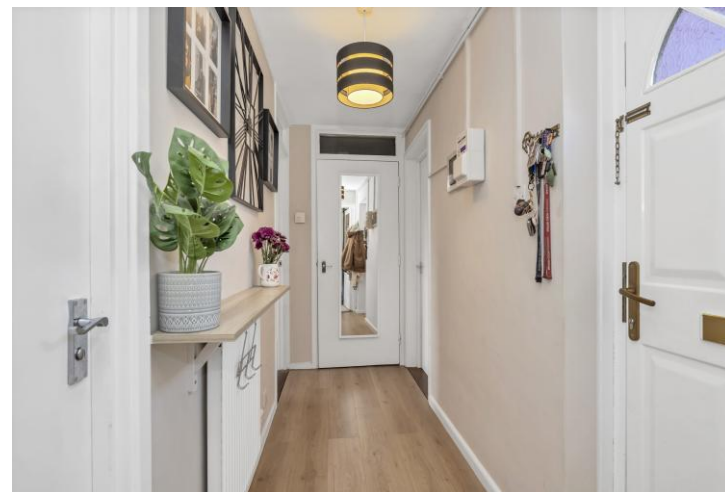
Additional Information:

Council Tax Band: A

EPC Rating: C

Tenure: Leasehold

Offers over £190,000
Leasehold



GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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