



Northgate Avenue, Bury St. Edmunds, Suffolk, IP32 6AZ

MARK · EWIN
BURY ST EDMUNDS

A three-bedroom detached property located within this sought after residential area, conveniently placed for access to the town centre and railway station.

The property offers spacious accommodation of; entrance hall, cloakroom, sitting room, study, kitchen with a single storey extension to the rear of the property offering a further dining room with bi fold doors opening up onto the rear garden, and a utility room.

On the first floor, the principal bedroom benefits from an en-suite shower room, there are two further bedrooms and a family bathroom.

Outside, to the front of the property is a paved driveway providing off road parking. The rear garden, being enclosed by fencing, is mainly laid to lawn with a paved patio area and garden shed.

Additional Information Tenure: Freehold
Council Tax Band: D 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

Leaving from the office along St John Street, at the roundabout go straight over in to Station Hill. At the T junction turn left into Fornham Road and continue along this road until you reach Norfolk Road and turn left there. Northgate Avenue is at the end of this road.

Location

This property is set within the historic market town of Bury St Edmunds which 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:

Kitchen 9' 6" x 8' 6" (2.9m x 2.6m)

Office/Study 8' 10" x 9' 10" (2.7m x 3.0m)

Living Room 20' 0" x 27' 7" (6.1m x 8.4m)

Cloakroom

Dining Room 13' 1" x 11' 6" (4.0m x 3.5m)

Utility room 5' 7" x 11' 6" (1.7m x 3.5m)

Bedroom One 16' 1" x 11' 2" (4.9m x 3.4m)

En-suite 6' 3" x 4' 11" (1.9m x 1.5m)

Bedroom Two 11' 2" x 11' 6" (3.4m x 3.5m)

Bedroom Three 10' 6" x 8' 6" (3.2m x 2.6m)

Bathroom 6' 3" x 5' 7" (1.9m x 1.7m)

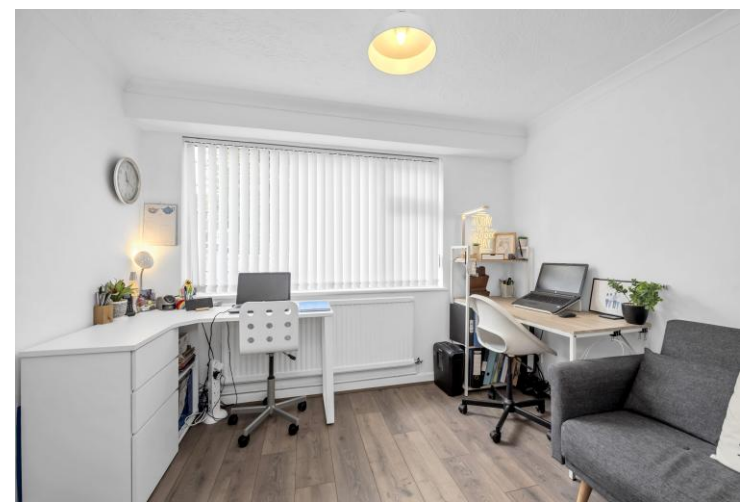
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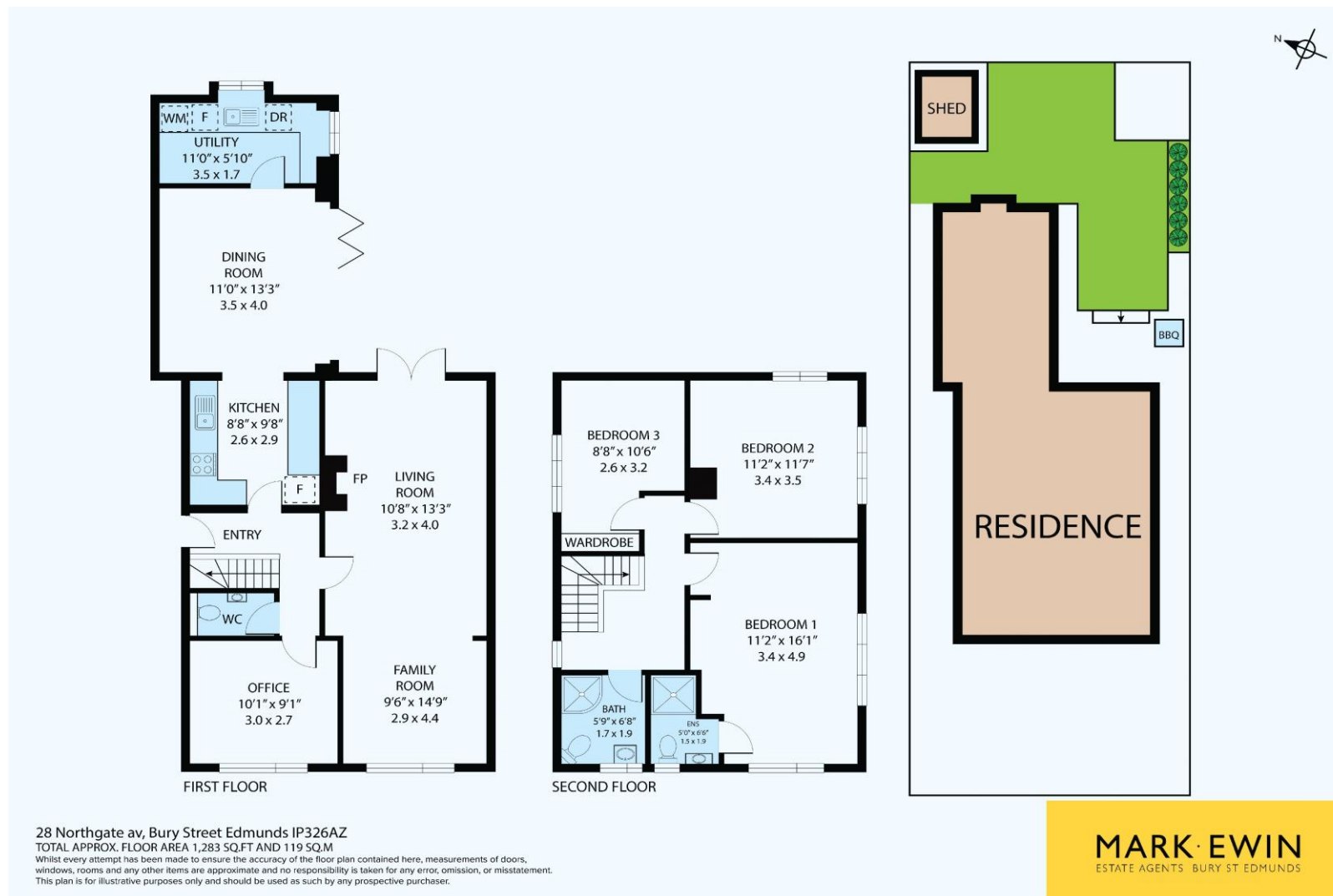
Council Tax Band: D

EPC Rating: C

Tenure: Freehold

Offers Over £475,000
Freehold





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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