



**47 Vinery Road,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

47 VINERY ROAD, BURY ST. EDMUNDS, SUFFOLK. IP33 2LB

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

A rare opportunity to acquire a detached bungalow in need of modernisation on the ever-popular West side of Bury St. Edmunds town centre, well placed for a wide range of amenities and West Suffolk Hospital. **NO ONWARD CHAIN.**

A detached bungalow offering scope for updating and modernisation throughout in a highly regarded address in Bury St. Edmunds.

ENTRANCE HALL:

SITTING ROOM: With bay fronted window overlooking the front gardens. Open-plan to:-

DINING ROOM: With sliding doors to rear aspect.

KITCHEN: Comprising a range of matching wall and base units with windows and door to side.

UTILITY ROOM: With additional work surfaces, spaces for white goods, window to side aspect and door to boiler cupboard.

BEDROOM 1: A substantial double bedroom with bay fronted window to front aspect.

BEDROOM 2: With a wall of fitted wardrobes and open-plan to:-

BATHROOM arrangement with white suite comprising WC, bidet, hand wash basin and shower.

Outside

The property is accessed via a drop kerb which in turn leads to the driveway providing ample **OFF-ROAD PARKING** for a number of vehicles. There is a vehicular access to the:-

GARAGE: With up and over door and power connected.

The rear gardens are a particular delight, predominantly laid to lawn with an Alfresco dining terrace and space for a workshop. Boundaries are clearly defined by fencing and there is an outside cloakroom with WC and handwash basin.

In all about 0.19 acres.

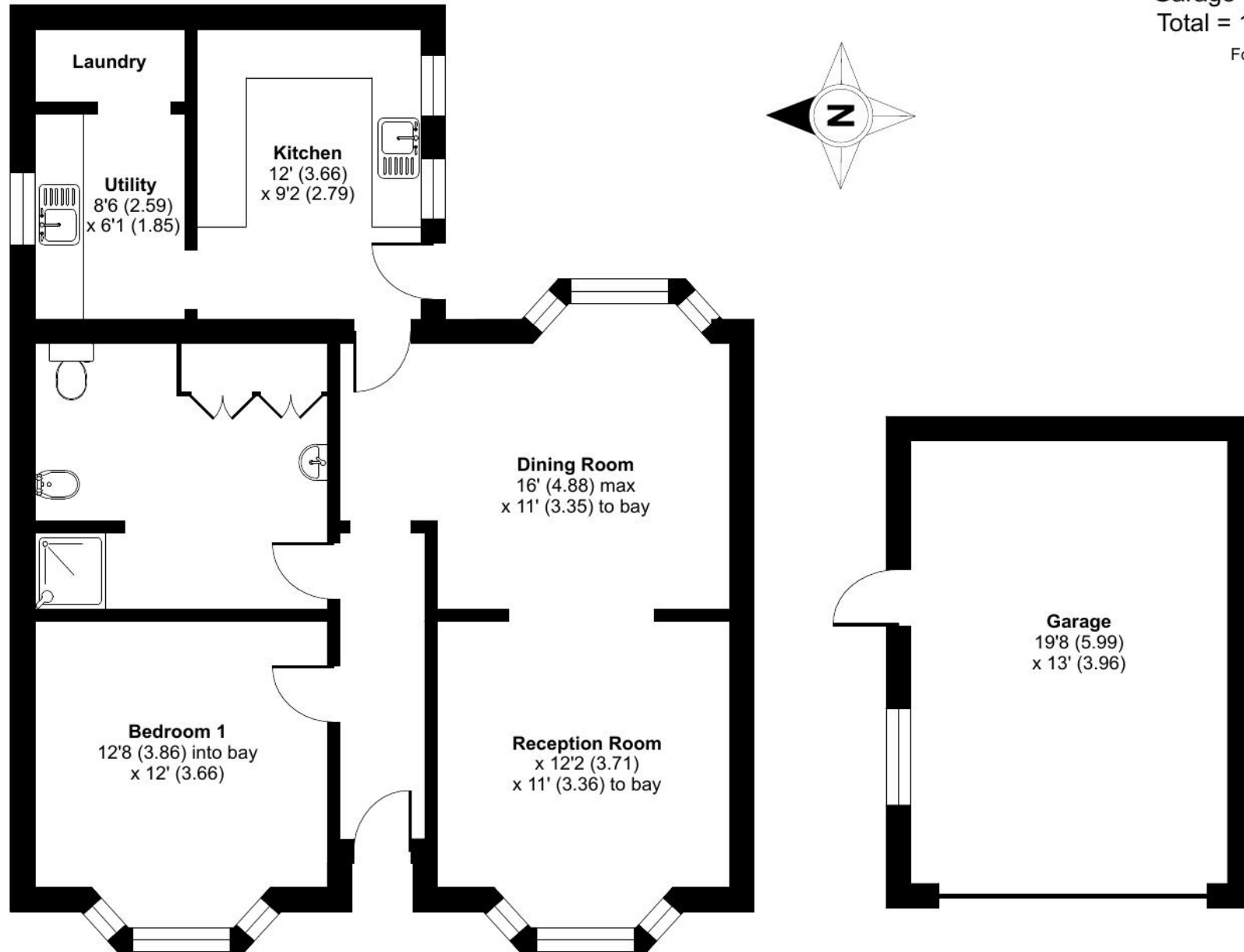
Vinery Road, Bury St. Edmunds, IP33

Approximate Area = 865 sq ft / 80.3 sq m

Garage = 238 sq ft / 22.1 sq m

Total = 1103 sq ft / 102.4 sq m

For identification only - Not to scale



GROUND FLOOR

Material Information

SERVICES: Main water, drainage and electricity and are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. **Council Tax Band:** D - £2,184.87 – 2025/26.

EPC RATING: Awaiting report.

PROPERTY POSTCODE: IP33 2LB

TENURE: Freehold.

CONSTRUCTION TYPE

COMMUNICATION SERVICES: Broadband Speed: Up to 1800 Mbps. (Source Ofcom).

Mobile Coverage: EE, Three and Vodafone – good outdoor and in-home. 02 – good outdoor. – outdoor. (Source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: No.

PLANNING APPLICATIONS OR DEVELOPMENTS/PROPOSALS: No.

ASBESTOS/CLADDING: No.

RESTRICTIONS ON USE OR COVENANTS: No.

FLOOD RISK: Very low.

ACCESSIBILITY ADAPTIONS: No.

WHAT3WORDS: ///straying.nozzle.cats.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

