



Lindisfarne Road, Bury St. Edmunds, Suffolk, IP33 2EH

MARK · EWIN
BURY ST EDMUNDS

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A two-bedroom semi-detached bungalow for sale with no onward chain, located on Horringer Court. The property benefits from an outlook over a green to the front with off road parking and garage located to the rear. The accommodation comprises of an entrance hall, sitting room with large picture window, kitchen, two double bedrooms, and a shower room. The property further benefits from gas fired central heating, mains drainage and double glazing.

Outside, the front garden is mainly laid to lawn and offers a pathway to the entrance door and also side gate to the rear garden. The rear garden being mainly laid to lawn with planted beds and a decking area. A rear access gate leads to the garage and parking area, the garage having a personal door into the rear garden.

Additional Information

Tenure: Freehold

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

Proceed out of Bury on the Horringer Road towards Haverhill and take the second right hand turning onto Glastonbury Road. Take a second right hand turn into Lindisfarne Road where the property can be found on the left at the end of the road (This will take you to the rear of the property).

Location

The historic market town of 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

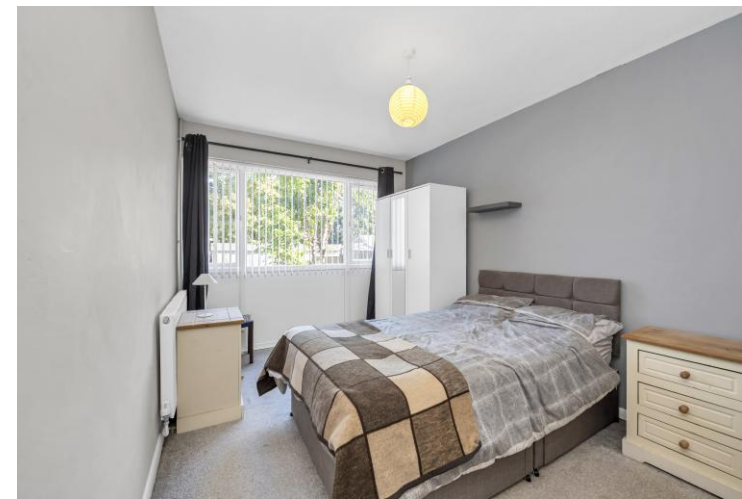
Sitting Room 15' 11" x 11' 11" (4.86m x 3.62m)

Kitchen 12' 1" x 9' 0" (3.68m x 2.75m)

Bedroom One 10' 5" x 11' 11" (3.18m x 3.64m)

Bedroom Two 13' 8" x 8' 10" (4.16m x 2.70m)

Shower Room 6' 11" x 5' 8" (2.11m x 1.73m)



Additional Information:

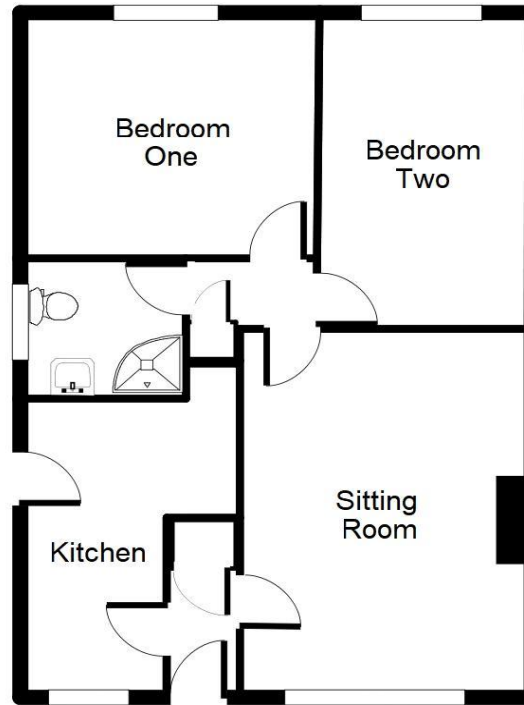
Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Offers Over £210,000
Freehold





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. 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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