



Blackbird Drive, Bury St. Edmunds, Suffolk, IP32 7GQ

**MARK · EWIN**  
BURY ST EDMUNDS

## Blackbird Drive, Bury St. Edmunds, Suffolk, IP32 7GQ

A two-bedroom coach house located on the popular Moreton Hall Development and benefitting from No Onward Chain. The accommodation offers an open plan sitting room, dining room and kitchen area along with two bedrooms and a bathroom. Parking is offered via a garage and designated parking space. Additional Information Tenure: Leasehold Lease Term: 999 years from 26 November 2004 (977 years remaining) Charges: £600 per annum which includes the insurance of the building and the upkeep of the common areas.

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 Bury St Edmunds along Mount Road, take the second exit for Bradbrook Close, turning left at the roundabout. Follow this road round to the left and take the first road on the right into Blackbird Drive.

### 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:**

Entrance Hall

Landing 10' 2" x 6' 10" (3.09m x 2.09m reducing to 1.25m)

Sitting Room / Kitchen 14' 2" x 17' 10" (4.33m reducing to 3.48m x 5.43m)

Bedroom 13' 6" x 8' 11" (4.11m reducing to 3.25m x 2.73m)

Bedroom 10' 10" x 6' 10" (3.30m reducing to 1.72m x 2.08m reducing to 1.69m)

Bathroom 6' 10" x 5' 6" (2.09m x 1.67m)

Garage 17' 7" x 8' 7" (5.37m x 2.61m)

**Additional Information:**

Council Tax Band: B

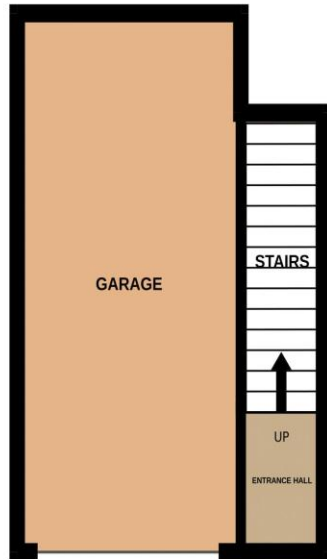
EPC Rating: C

Tenure: Leasehold

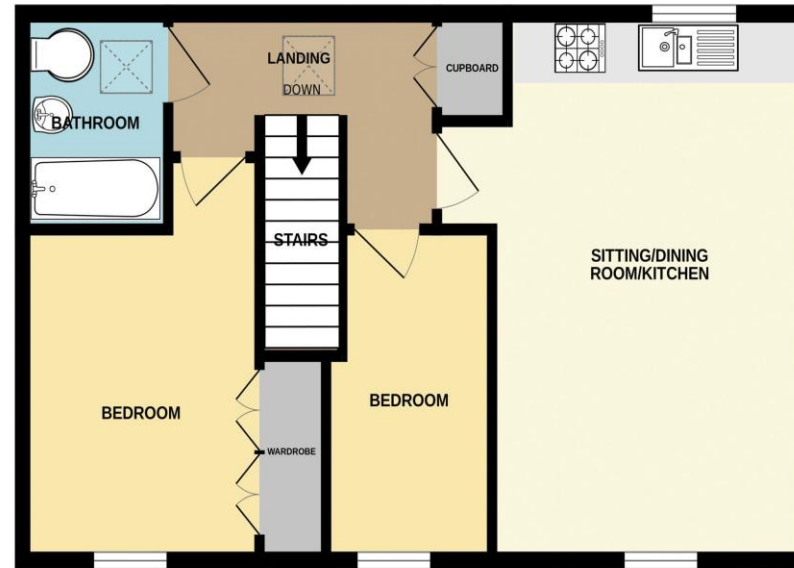
**£180,000**  
**Leasehold**



GROUND FLOOR



1ST FLOOR



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.

[www.markewin.co.uk](http://www.markewin.co.uk)

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