



Bishops Road, Bury St. Edmunds, Suffolk, IP33 1TQ

MARK · EWIN
BURY ST EDMUNDS

A characterful Victorian terraced home offering versatile accommodation arranged over four floors, with two first-floor bedrooms and additional attic and lower-ground-floor accommodation.

The ground floor comprises a spacious sitting room, separate dining room and modern kitchen.

On the first floor are two bedrooms, a family bathroom and a cloakroom. The second floor provides a generously proportioned attic room, historically used as a bedroom.

The lower-ground floor offers a further room, currently used as a bedroom, together with a utility room providing direct access to the rear garden.

Outside, the rear garden is enclosed, being mainly laid to lawn with established flower beds, shrubs and a paved patio area. There is also gated rear access. Parking is offered via a permit with West Suffolk Council.

Additional Information

Tenure: Freehold

Council Tax band: C - £2034.56 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

From the Town Centre Proceed down St Andrews Street North where Bishops Road is the first turning on the left. The property can be found on the right hand side.

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 3' 1" x 11' 9" (0.94m x 3.58m)

Kitchen 11' 4" x 12' 4" (3.45m x 3.76m)

Dining room 9' 10" x 8' 0" (2.99m x 2.44m)

Sitting Room 12' 2" x 15' 10" (3.71m x 4.82m)

Hall 5' 7" x 12' 5" (1.70m x 3.78m)

Landing 5' 7" x 18' 1" (1.70m x 5.51m)

Bedroom 15' 9" x 11' 5" (4.80m x 3.48m)

Bedroom 9' 10" x 12' 5" (2.99m x 3.78m)

Bathroom 7' 9" x 12' 4" (2.36m x 3.76m)

Cloakroom 3' 3" x 6' 8" (0.99m x 2.03m)

Loft 15' 5" x 17' 2" (4.70m x 5.23m)

Hall 7' 11" x 3' 3" (2.41m x 0.99m)

Cellar 14' 8" x 11' 5" (4.47m x 3.48m)

Utility 15' 9" x 12' 5" (4.80m x 3.78m)

Additional Information:

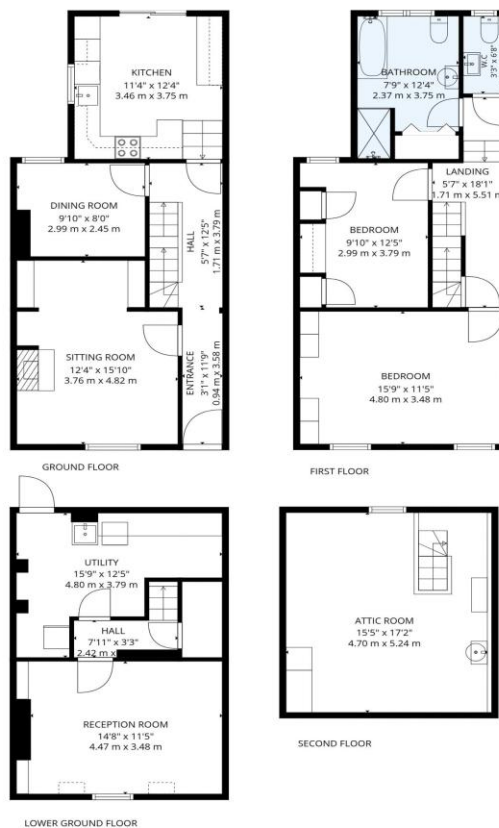
Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold

Guide Price £350,000
Freehold





All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



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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