



Park Road, Bury St. Edmunds, Suffolk, IP33 3QW

**MARK EWIN**  
BURY ST EDMUNDS

Park Road, Bury St. Edmunds, Suffolk,  
IP33 3QW

A three-bedroom, semi-detached property located on the popular west side of Bury St Edmunds and benefitting from off-road parking and a garage.

The accommodation on the ground floor offers an entrance hall, sitting room, dining room, kitchen/breakfast room and a wet room. On the first floor, three bedrooms can be found, the principal benefits from an ensuite shower room.

Outside, parking is offered via a driveway and leads to the single garage. The rear garden is mainly laid to lawn with a paved patio area and planted beds hosting a variety of mature shrubs and trees.

#### 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 and 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 via Newmarket Road, take the left turning in to Westley Road and then left in to Highbury Crescent. Go straight over the cross roads in to Highbury Road, turn right into Park Road where the property can be found.

#### 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 6' 6" x 11' 9" (1.99m x 3.59m)

Sitting Room 11' 5" x 16' 2" (3.49m x 4.92m)

Dining Room 12' 11" x 9' 7" (3.93m x 2.93m)

Kitchen 12' 6" x 16' 2" (3.81m x 4.92m)

Breakfast Area 10' 8" x 10' 2" (3.25m x 3.11m)

Wet Room 7' 6" x 7' 4" (2.28m x 2.23m)

Landing 6' 0" x 7' 1" (1.83m x 2.16m)

Bedroom 12' 6" x 16' 2" (3.81m x 4.94m)

Ensuite 10' 10" x 9' 10" (3.31m x 2.99m)

Bedroom 11' 5" x 8' 10" (3.49m x 2.68m)

Bedroom 8' 4" x 7' 1" (2.55m x 2.17m)

Rear Garden

Driveway

Garage 8' 1" x 13' 7" (2.46m x 4.14m)

## Additional Information:

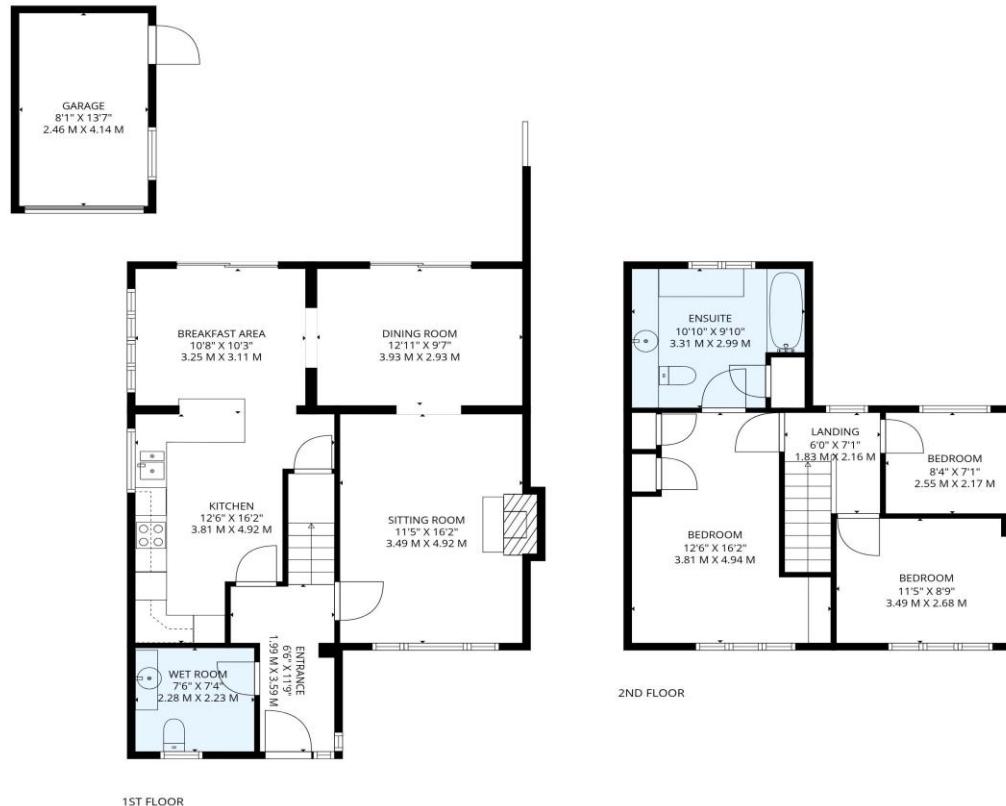
Council Tax Band: D

EPC Rating: D

Tenure: Freehold

Offers Over £400,000  
Freehold





**TOTAL: 1573 sq. ft, 146 m<sup>2</sup>**  
 1st floor: 1069 sq. ft, 99 m<sup>2</sup>, 2nd floor: 504 sq. ft, 47 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 110 sq. ft, 10 m<sup>2</sup>, WALLS: 137 sq. ft, 14 m<sup>2</sup>

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



**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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