



Manning Road, Bury St. Edmunds, Suffolk, IP32 7GF

MARK · EWIN
BURY ST EDMUNDS

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A well-presented three-bedroom townhouse offering spacious and versatile accommodation arranged over three floors, situated on the popular Moreton Hall development in Bury St Edmunds.

The ground floor comprises an entrance hall, cloakroom and a fitted kitchen with a range of wall and base units, opening into the dining area. Beyond this is a generous family room with French doors opening onto the rear garden, creating a particularly sociable ground-floor living space.

On the first floor is a spacious sitting room together with a double bedroom benefiting from an en-suite shower room.

The second floor provides two further double bedrooms and the family bathroom.

Outside, the property has an enclosed rear garden, laid predominantly to patio with established planting. A driveway provides off-road parking and access to the garage.

Situated within the established Moreton Hall development, the property is conveniently positioned for local amenities, schooling and access to Bury St Edmunds town centre and the A14.

Additional Information

Tenure: Freehold.

Council Tax Band: D.

Services: Mains electricity, gas, water and drainage. Gas central heating. Please note that none of these services have been tested by the selling agent. Broadband: Standard, Superfast and Ultrafast broadband are reported to be available in the area. Source: Ofcom.

Mobile Coverage: EE, O2, Three and Vodafone are reported to provide coverage in the area. Source: Ofcom.



Directions

From Bury St Edmunds, head towards Moreton Hall via Mount Road. Turn left into Bradbrook Close and left again into Manning Road. Continue along Manning Road.

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:

Hall 4' 11" x 4' 10" (1.50m x 1.47m)

Kitchen 9' 0" x 14' 8" (2.74m x 4.47m)

Dining area 5' 2" x 8' 3" (1.57m x 2.51m)

Family Room 12' 2" x 11' 5" (3.71m x 3.48m)

Landing 3' 2" x 6' 10" (0.96m x 2.08m)

Sitting Room 12' 2" x 13' 8" (3.71m x 4.16m)

Ensuite 5' 8" x 8' 0" (1.73m x 2.44m)

Bedroom 10' 1" x 13' 11" (3.07m x 4.24m)

Landing 12' 2" x 9' 6" (3.71m x 2.89m)

Bedroom 12' 2" x 10' 8" (3.71m x 3.25m)

Bedroom 12' 2" x 10' 6" (3.71m x 3.20m)

Bathroom 8' 4" x 5' 6" (2.54m x 1.68m)

Cloakroom 4' 1" x 4' 10" (1.24m x 1.47m)

Additional Information:

Council Tax Band: D

EPC Rating:

Tenure:

Offers over £325,000





1ST FLOOR



2ND FLOOR



3RD FLOOR

All Measurements are Approximate, These Floor Plans are a Guide Only. Produced By Onip.



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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