



Clark Walk, Bury St. Edmunds, Suffolk, IP32 6QQ

MARK · EWIN
BURY ST EDMUNDS

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A three bedroom end of terrace house with three reception rooms and garden. Situated in the northern area of Bury St Edmunds.

On the ground floor the property comprises a fitted kitchen, large sitting room, further snug / study with french doors leading to the garden, utility room and a ground floor cloakroom.

On the first floor there are three bedrooms with the main bedroom benefitting from an en-suite.

Outside, to the rear the garden is mainly laid to lawn with a paved patio area and is enclosed by fencing. To the front the garden is mainly laid to lawn and features a patio leading to the front door.

Additional Information:

Tenure: Freehold

Mobile Coverage: EE,O2, Three & Vodafone are listed as 'limited' in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains, Electric, Water and Drainage. Heating via . (Please note that none of these services have been tested by the selling agent.)



Directions

Proceed out of Bury St Edmunds along the Newmarket Road and turn right at the traffic lights in to Western Way. Continue along this road and then bear left into Beetons Way. Turn Left into Oakes Road where Clark Walk can be found signposted on the left.

Location

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Accommodation:

Entry 4' 2" x 5' 4" (1.27m x 1.62m)

Hall 6' 9" x 6' 8" (2.06m x 2.03m)

Sitting Room 9' 10" x 12' 4" (2.99m x 3.76m)

Snug 6' 1" x 7' 2" (1.85m x 2.18m)

Dining area 7' 1" x 12' 6" (2.16m x 3.81m)

Kitchen 8' 0" x 3' 11" (2.44m x 1.19m)

Cloakroom 3' 6" x 5' 4" (1.07m x 1.62m)

Utility 11' 11" x 5' 10" (3.63m x 1.78m)

Landing 6' 1" x 7' 2" (1.85m x 2.18m)

Bedroom 6' 10" x 10' 4" (2.08m x 3.15m)

Bedroom 13' 1" x 8' 11" (3.98m x 2.72m)

Bedroom 11' 9" x 12' 3" (3.58m x 3.73m)

Ensuite 4' 6" x 6' 11" (1.37m x 2.11m)

Bathroom 6' 9" x 6' 11" (2.06m x 2.11m)

Additional Information:

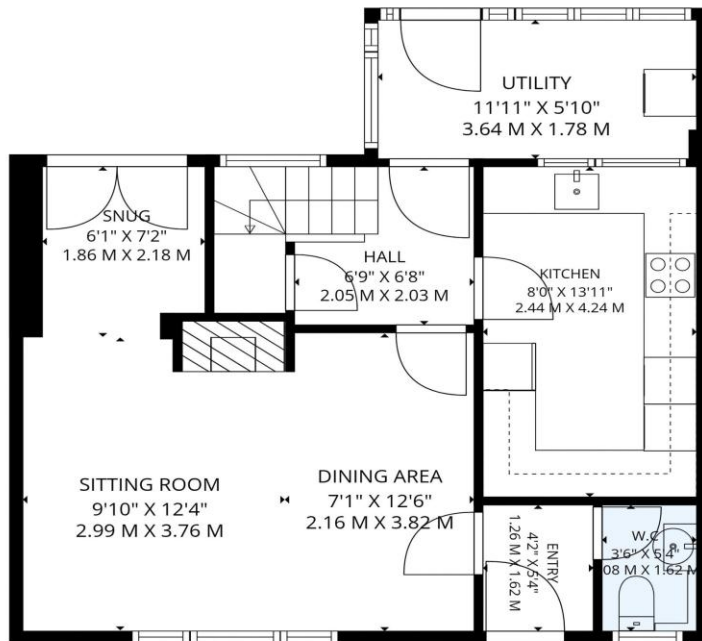
Council Tax Band: B

EPC Rating: TBC

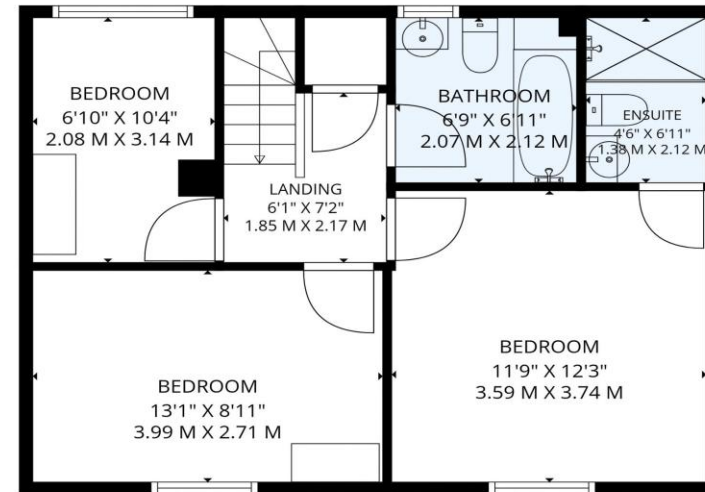
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Offers Over £250,000
Freehold





1ST FLOOR



2ND FLOOR

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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