Clarke Philips

Estate Agents & Property Management







£1,389 Per Month

55 WINTERGREEN ROAD | BURY ST. EDMUNDS | IP28 8WU

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Situated within a popular modern residential development, this well-presented three-bedroom terraced townhouse offers spacious and versatile accommodation throughout. Ideally suited to US Air Force personnel, the property benefits from excellent transport links and convenient access to both RAF Lakenheath and RAF Mildenhall.

The accommodation comprises a spacious kitchen/breakfast room, ground-floor cloakroom and a generously proportioned lounge. There are three good-sized bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

Outside, the property benefits from a fully enclosed rear garden, ideal for relaxing and entertaining, along with allocated parking to the rear.

Conveniently positioned within easy reach of local shops, schools and amenities, the property also offers excellent access to the A11 and A14, providing convenient links to Newmarket, Cambridge and Bury St Edmunds.

Entrance Hall
Stairs to first floor. Part glazed door to front aspect.

Kitchen/Diner
Wide range of wall and base units, integrated fridge/freezer, dishwasher and washing machine. Built in oven with gas hob and extractor over, window to front aspect.

Lounge
Double glazed door to rear aspect.

WC
Low level WC, hand wash basin.

First Floor Landing

Bedroom 2
Built in wardrobes with mirrored sliding doors. Window to rear aspect.

Bathroom
Panel bath with shower hose attachment, pedestal sink, low level WC. Tiled floors and tiled walls.

Bedroom 3
Window to front aspect

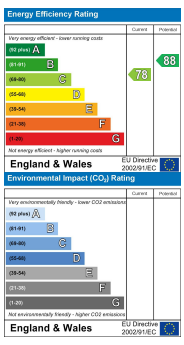
Second Floor Landing

Master Bedroom
Velux windows to rear aspect, dressing area with built in wardrobe with sliding mirrored doors, built in airing cupboard.

En-suite
Double shower cubical with part tiled walls, pedestal sink and low level WC, window to front aspect.

Outside
Externally the property benefits from a fully enclosed rear garden and allocated parking.

Directions



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MONEY LAUNDERING REGULATIONS 2003
Intending 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.

THE PROPERTY MISDESCRIPTIONS ACT 1991
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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a 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.