



Mill Road, Bury St. Edmunds, Suffolk, IP33 3NJ

**MARK · EWIN**  
BURY ST EDMUNDS

Mill Road, Bury St. Edmunds, Suffolk,  
IP33 3NJ

A beautifully presented, terraced property located close to the Town Centre and local amenities.

The accommodation comprises a welcoming and open plan sitting/dining room and kitchen. The sitting room features a woodburner and the kitchen offers an attractive range of base units and incorporates a built-in oven and gas hob. To the rear, there is a lobby leading to the garden along with a modern bathroom complete with a shower over bath. On the first floor, two bedrooms can be found, both with built-in storage.

Outside, parking is offered via a space to the front. At the rear, there is a delightful garden laid to lawn with a seating area and garden shed.

#### 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 & Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)



#### Directions

Travelling north along Parkway, just before Cineworld, turn left into Kings Road and then left into Mill Road. The property can be found towards the end of the road 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.

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**Accommodation:**

Sitting Room 11' 2" x 10' 9" (3.41m x 3.28m)

Kitchen 10' 9" x 7' 8" (3.28m reducing to 2.45m x 2.34m)

Lobby 2' 8" x 3' 1" (0.82m x 0.93m)

Bathroom 6' 10" x 5' 5" (2.08m x 1.65m)

Bedroom 11' 1" x 8' 11" (3.38m x 2.71m reducing to 2.39m)

Bedroom 8' 1" x 7' 10" (2.46m x 2.39m)

Rear Garden



**Additional Information:**

Council Tax Band: B

EPC Rating: E

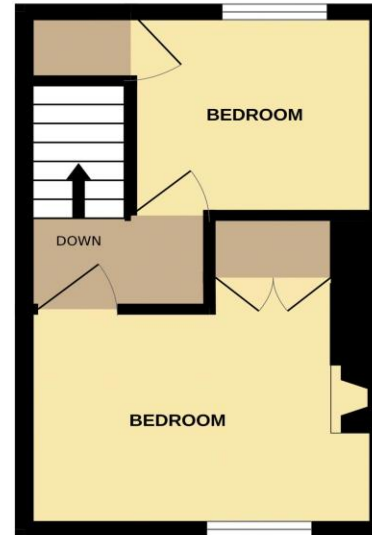
Tenure: Freehold

**Offers Over £270,000  
Freehold**

GROUND FLOOR  
255 sq.ft. (23.7 sq.m.) approx.



1ST FLOOR  
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA: 451 sq.ft. (41.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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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