



Avenue Approach, Bury St. Edmunds, Suffolk, IP32 6BA

**MARK · EWIN**  
BURY ST EDMUNDS

## Avenue Approach, Bury St. Edmunds, Suffolk, IP32 6BA

An attractive, two-bedroom terraced property located in this sought after location situated close to the town centre and train station.

The accommodation comprises, on the ground floor, a sitting room with feature bay window, a snug with a gas fire, dining room and fitted kitchen with access to the garden.

On the first floor, a landing leads to two bedrooms and a bathroom. The property also benefits from a cellar.

Outside, there is a low maintenance front garden being laid to shingle with a path leading to the front door. The rear garden offers a patio area with steps leading to a raised garden with planted beds, a greenhouse and access to the double garage.

### Additional Information:

Tenure: Freehold

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

Broadband: Standard, Superfast & Ultrafast are available in this area via CityFibre & Openreach. (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

Proceed out of Bury along Fornham Road and take the left hand turning sign posted Avenue Approach where the property can be found on the left 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.

**Accommodation:**

Entrance Porch 4' 10" x 3' 11" (1.48m x 1.20m)

Sitting Room 15' 3" x 10' 10" (4.64m x 3.30m)

Snug 12' 4" x 10' 9" (3.75m x 3.27m)

Dining Room 8' 5" x 12' 11" (2.57m x 3.93m)

Kitchen 7' 1" x 11' 10" (2.15m x 3.60m)

Landing 2' 9" x 12' 2" (0.83m x 3.72m)

Bedroom 15' 3" x 10' 1" (4.64m x 3.07m)

Bedroom 9' 8" x 11' 6" (2.95m x 3.50m)

Bathroom 8' 5" x 8' 9" (2.57m x 2.67m)

Cellar 14' 0" x 11' 11" (4.27m x 3.62m)

Front & Rear Gardens

Double Garage 19' 2" x 16' 0" (5.83m x 4.87m)

**Additional Information:**

Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold

**Offers Over £325,000  
Freehold**





**TOTAL: 1111 sq. ft, 104 m2**  
 Basement 1: 159 sq. ft, 15 m2, 1st floor: 535 sq. ft, 50 m2, 2nd floor: 417 sq. ft, 39 m2  
 EXCLUDED AREAS: PORCH: 19 sq. ft, 2 m2, DOUBLE GARAGE: 306 sq. ft, 28 m2, BAY WINDOW: 8 sq. ft, 1 m2,  
 WALLS: 150 sq. ft, 13 m2

All Measurements Are Approximate, This Floor Plan is a Guide Only, Produced By Dcapp.



**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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