



Manor Ash Drive, Bury St. Edmunds, Suffolk, IP32 7HN

MARK · EWIN
BURY ST EDMUNDS

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This three-bedroom mid terrace house is close to a range of local amenities, schools and road links situated within the popular Moreton Hall Estate in Bury St Edmunds.

On the ground floor the accommodation comprises of an entrance hall, sitting room, open plan kitchen/diner with double doors leading to the rear garden and a cloakroom.

On the first floor, three bedrooms can be found along with the family bathroom. Outside is an enclosed rear garden with paved patio, raised beds and steps to a further lawned area with gated side access.

Additional Information:

Council Tax Band: C

Services: Mains Gas, Electric, Water & Drainage.

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



Directions

From Bury St Edmunds town centre, proceed east on Compiegne Way (A143). At the roundabout, take the second exit onto Orttewell Road. Continue to the next roundabout and take the first exit onto Mount Road. Follow Mount Road and turn left onto Appledown Drive. Take the next right turn onto Manor Ash Drive, where the property will be found 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.

Accommodation:

Entry 3' 1" x 6' 3" (0.94m x 1.90m)

Cloakroom 2' 7" x 6' 3" (0.79m x 1.90m)

Sitting Room 14' 8" x 15' 6" (4.47m x 4.72m)

Kitchen 7' 9" x 8' 9" (2.36m x 2.66m)

Dining area 6' 10" x 8' 9" (2.08m x 2.66m)

Landing 6' 4" x 10' 3" (1.93m x 3.12m)

Bedroom 7' 11" x 11' 7" (2.41m x 3.53m)

Bedroom 7' 11" x 12' 8" (2.41m x 3.86m)

Bedroom 6' 4" x 7' 2" (1.93m x 2.18m)

Bathroom 6' 4" x 6' 6" (1.93m x 1.98m)

Additional Information:

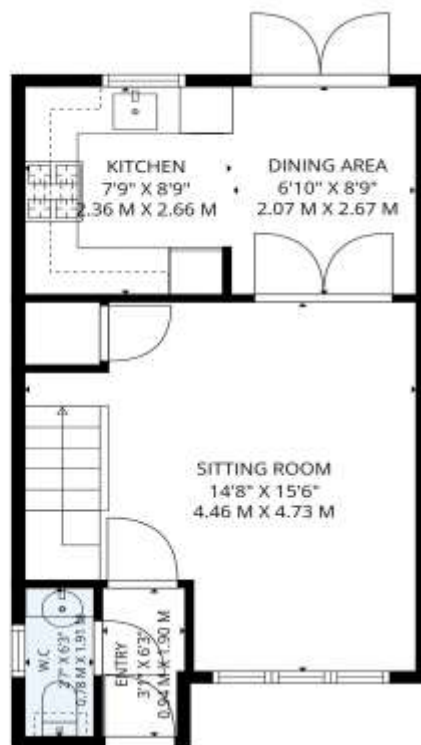
Council Tax Band: C

EPC Rating:

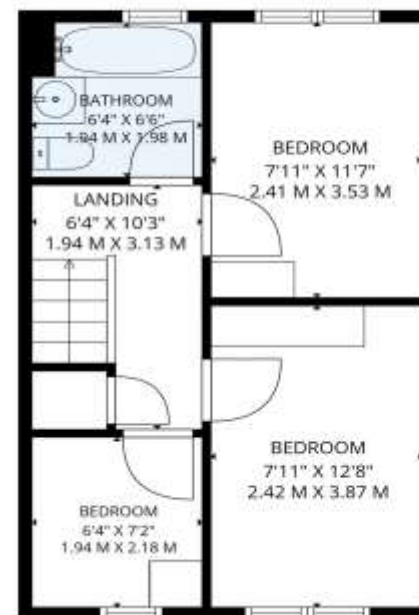
Tenure: Freehold

Offers over £240,000
Freehold





GROUND FLOOR



1ST FLOOR

All Measurements are Approximate, This Floor Plan is a Guide Only. Produced By Drip.



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.

www.markewin.co.uk

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

