



Fornham Road, Bury St. Edmunds, Suffolk, IP32 6AS

MARK · EWIN
BURY ST EDMUNDS

Displaying a wealth of characterful features, both inside and out, is this charming three-bedroom, period, town house offering spacious accommodation, large rear garden, outbuilding, and off road parking. The property showcases features you may expect of a property of this age, including high ceilings, ornate fireplaces and attractive exposed flooring.

The character is evident from the approach with a delightful porch giving covered access to the entrance door. The hallway offers exposed floorboards with stairs rising to the first floor. The sitting room features a delightful box bay window and period fireplace, once again exhibiting exposed floorboards, the dining room similarly retains its fireplace with doors leading to the garden room. The garden room offers a period quarry tiled floor, attractive glazing, and views over the garden.

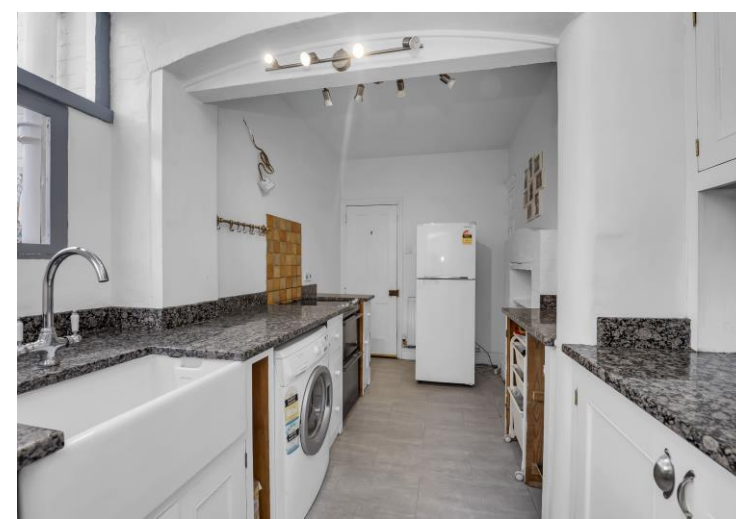
The kitchen offers an array of base and eye level units, with contrasting worktops and butler sink. The kitchen gives access to the rear lobby and shower room in turn, the shower room benefiting from storage cupboards.

From the hallway, stairs descend to the cellar, the cellar is a good-size space with natural light offering plentiful storage space.

Moving to the first floor, the three bedrooms can be found, two of which are doubles and benefit from retained fireplaces, and the bathroom completes the accommodation on offer.

Externally, a large gravel driveway to the front offers plentiful off road parking for several vehicles, with side access to the rear garden.

The good-size rear garden is mainly laid to lawn with useful container outbuilding, the outbuilding having a paved patio area, the outbuilding gives the opportunity for extra storage space, or perhaps a work from home opportunity with power and light connected.



Directions

Travelling north along Northgate Street, continue over the roundabout with Parkway continuing on to Fornham Road. The property will be located toward to the top of the road on the left hand side just past Sandy Lane.

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 Hall 15' 10" x 6' 1" (4.83m x 1.86m)

Sitting Room 11' 11" x 12' 2" (3.63m x 3.72m)

Dining Room 12' 0" x 10' 0" (3.67m x 3.05m)

Garden Room 5' 10" x 8' 7" (1.78m x 2.62m)

Kitchen 12' 2" x 8' 1" (3.72m x 2.47m)

Lobby 2' 10" x 5' 7" (0.86m x 1.70m)

Shower Room 6' 10" x 5' 4" (2.08m x 1.63m)

Cellar 12' 0" x 11' 7" (3.67m x 3.53m)

First Floor Landing

Bedroom One 11' 11" x 12' 2" (3.64m x 3.70m)

Bedroom Two 12' 1" x 10' 1" (3.68m x 3.08m)

Bedroom Three 7' 11" x 6' 3" (2.42m x 1.90m)

Bathroom 8' 2" x 8' 5" (2.48m x 2.56m)

Outside

Driveway

Front & Rear Gardens

Outbuilding 8' 6" x 15' 7" (2.60m x 4.76m)

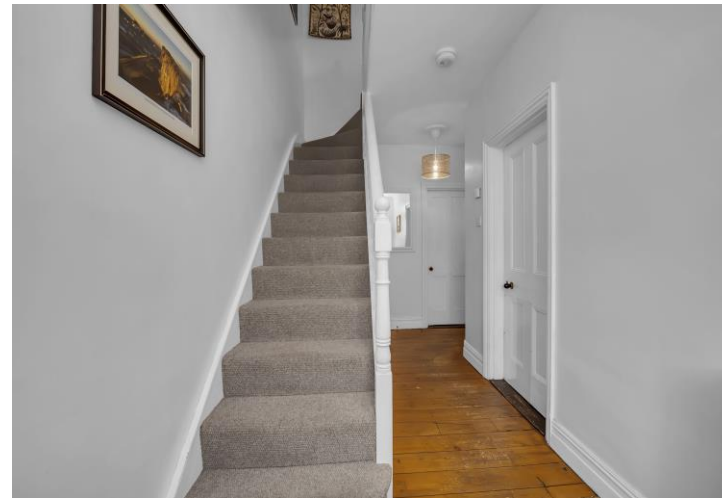
Additional Information:

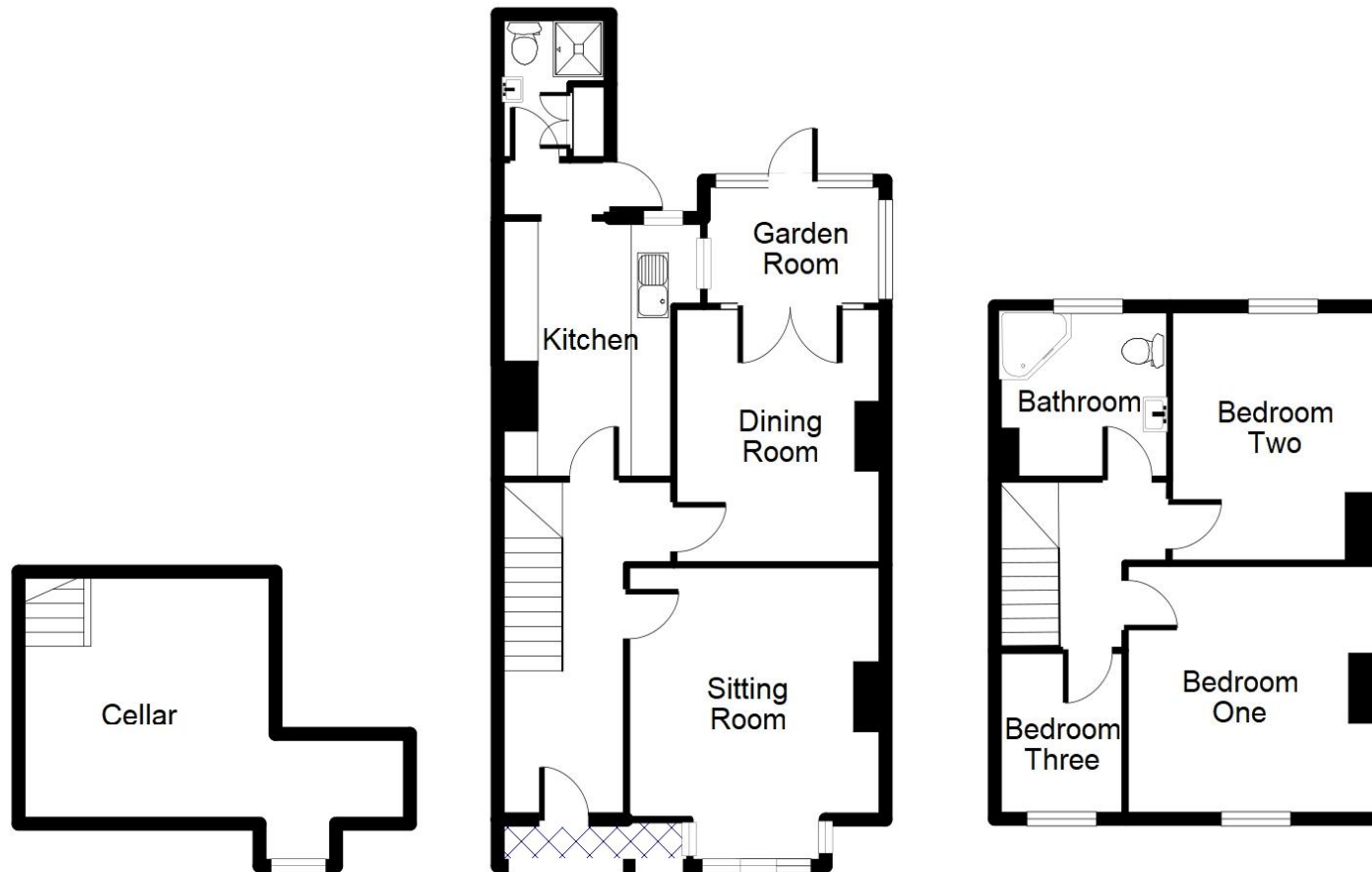
Council Tax Band: C

EPC Rating: D

Tenure: Freehold

Offers Over £375,000
Freehold





For identification only - Not to scale
(c) Visual Floor Planner

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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