



Drinkstone Road, Beyton, Bury St. Edmunds, Suffolk, IP30 9AQ

MARK · EWIN
BURY ST EDMUNDS

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Edmunds, Suffolk, IP30 9AQ

NO ONWARD CHAIN. Located in the popular village of Beyton is this two-bedroom end of terrace character property.

The accommodation comprises of sitting room with fireplace and multi-fuel burner and a well-appointed kitchen/dining room.

On the first floor there is a beautifully refitted bathroom and two bedrooms.

Outside the property benefits from a driveway with the front garden is mainly laid to shingle with hedge to the front. The rear garden is mainly laid to lawn with a paved patio area.

Additional Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: A - £1,300.74 (Source West Suffolk)

Services: Mains Gas, Electric, Water and Drainage. Heating offered via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds heading east along the A14 towards Ipswich, leave the A14 at junction 46 and turn right on to Thurston Road, continue along Thurston Road onto The Green, turn left onto Tostock Road and right onto Drinkstone Road, where the property can be found a short way down the road on the left hand side.

Location

Beyton is a lovely village that can be found 5 miles from Bury St Edmunds. Local amenities include middle school, public houses and regular bus services. There is ready access to the A14 Ipswich to Cambridge dual carriageway with Mill link to London and Intercity rail service from Stowmarket to London's Liverpool Street.

Accommodation:

Sitting Room 12' 0" x 13' 0" (3.65m x 3.95m)

Kitchen Dining Room 12' 9" x 12' 10" (3.88m x 3.90m)

First Floor Landing 11' 9" x 5' 7" (3.59m x 1.69m)

Bedroom One 10' 0" x 12' 11" (3.06m x 3.94m)

Bedroom Two 8' 4" x 7' 0" (2.53m x 2.14m)

Bathroom 5' 9" x 10' 8" (1.76m x 3.24m)



Additional Information:

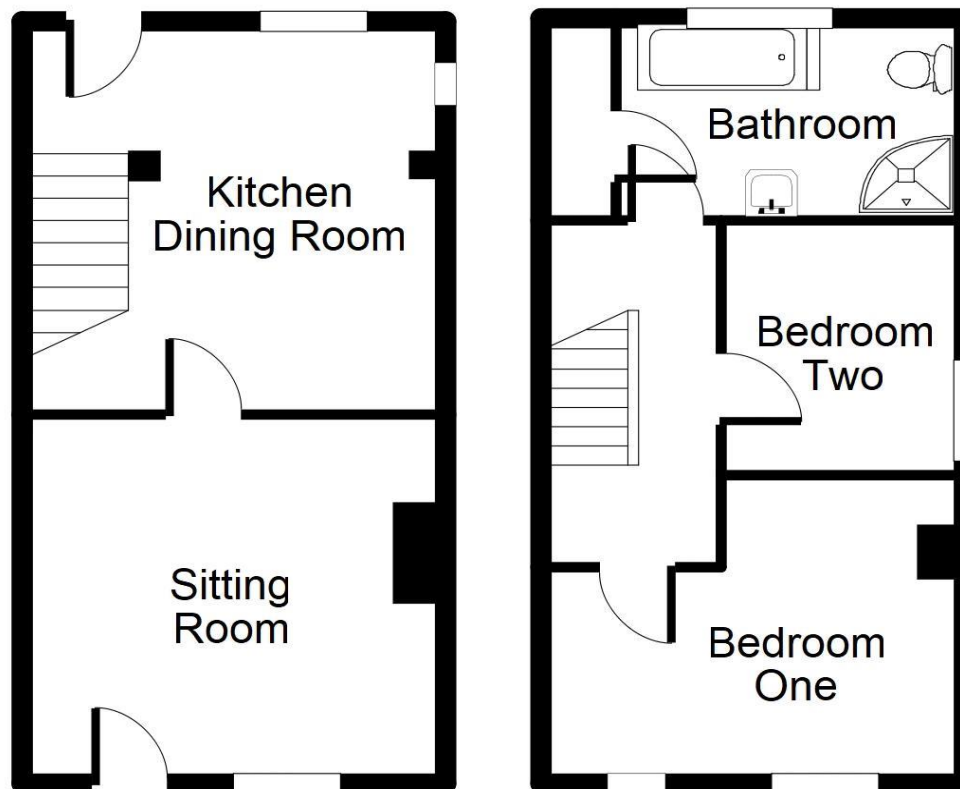
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Offers Over £250,000
Freehold





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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