



Ridley Road, Bury St. Edmunds, Suffolk, IP33 3HZ

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP33 3HZ

Located on the popular western side of Bury St Edmunds is this well-presented, three double bedroom, terraced house that has undergone a series of upgrading and enhancing works over recent years.

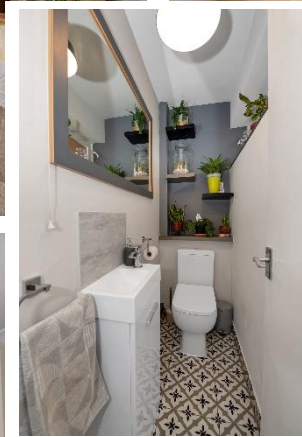
Some of these enhancement works include the upgrading of the cloakroom and bathroom, improving the amount of insulation in the roof as well as improvement works carried out to the flat and pitched rooves.

The property offers accommodation, on the ground floor, of an entrance hall, cloakroom, sitting room and kitchen with useful pantry cupboard.

On the first floor, the three bedrooms can be found along with the family bathroom.

Outside, the front garden is planted with an attractive variety of shrubs and plants with pathway leading to the entrance door, the design of the building creates a covered area to the front, ideal for the placement of a seating area or similar.

The rear garden is mainly laid to lawn with a paved patio area and planted flower and shrub borders. From the rear garden there is access to the integral storage shed.



Directions

Heading out of town along Westley Road, turn right into Oliver Road, take your second right into Ridley Road and the property will be located on your 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 Hall

Cloakroom

Sitting Room 14' 8" x 13' 6" (4.47m x 4.12m)

Kitchen 9' 1" x 13' 7" (2.76m x 4.13m)

First Floor

Bedroom One 11' 10" x 13' 7" (3.60m x 4.15m)

Bedroom Two 9' 1" x 13' 7" (2.78m x 4.13m)

Bedroom Three 10' 0" x 9' 9" (3.05m x 2.97m) maximum

Bathroom 6' 7" x 9' 9" (2.00m x 2.97m)

Outside

Integral Storage Shed

Front & Rear Gardens

Additional Information:

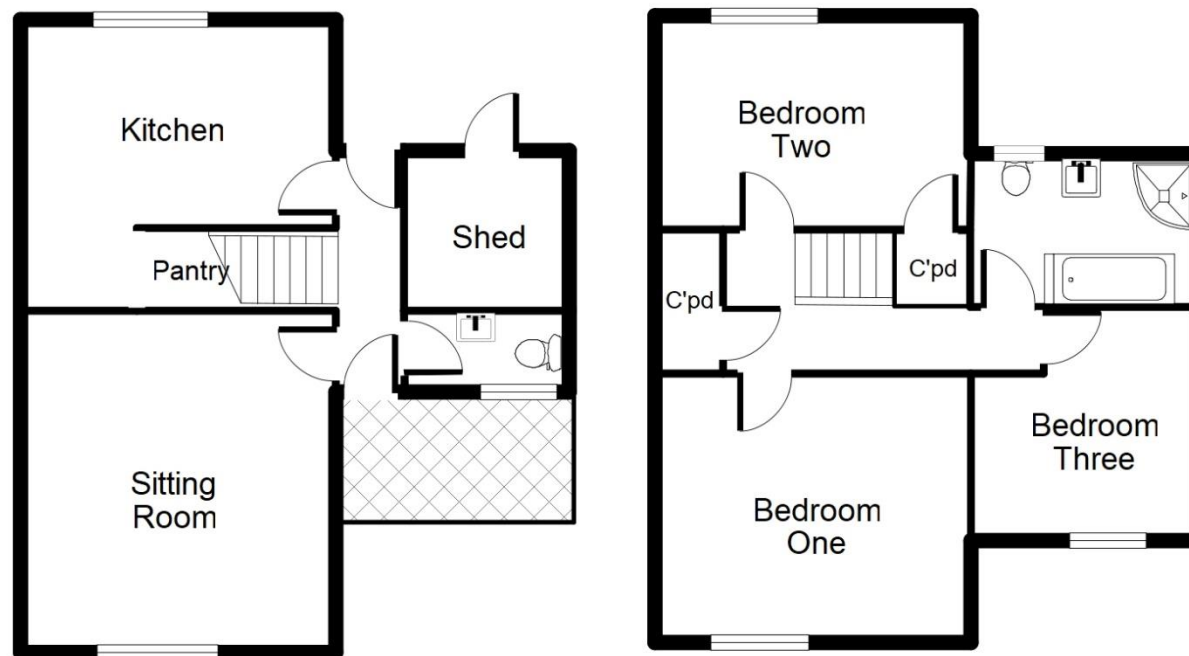
Council Tax Band: B

EPC Rating: C

Tenure: Freehold



Guide Price £240,000
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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