



All Saints Court, Bury St. Edmunds, Suffolk, IP33 1TF

**MARK · EWIN**  
BURY ST EDMUNDS

## All Saints Court, Bury St. Edmunds, Suffolk, IP33 1TF

**TOWN CENTRE LOCATION** - A three-bedroom end of terrace property located within walking distance of the town centre, bus station and train station.

On the ground floor there is an entrance hall, convenient cloakroom, well-appointed kitchen with eye and base level units and a dining room.

The first floor offers a comfortable sitting room and double bedroom with the second floor boasting two further double bedrooms and a modern bathroom.

Outside there is a low maintenance rear garden with a patio and area laid with artificial grass.

### Additional information:

Tenure: Freehold

Council Tax Band: D

EPC Rating: TBC

Services: Mains electric, gas, drainage and water. Heating via gas fired central heating.

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



### Directions

Leaving the town centre down St Andrews street. Passing the library take the right hand turning into All Saints Court and the property can 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:**

Entrance Hall 6' 0" x 3' 4" (1.84m x 1.02m)

Kitchen 11' 4" x 12' 3" (3.46m x 3.74m)

Dining Room 14' 6" x 12' 5" (4.43m x 3.78m)

Hallway 6' 11" x 9' 4" (2.10m x 2.84m)

W.C 2' 8" x 5' 1" (0.82m x 1.56m)

Second Floor Landing 6' 11" x 3' 1" (2.10m x 0.93m)

Sitting Room 20' 8" x 12' 4" (6.31m x 3.77m)

Bedroom 11' 4" x 12' 3" (3.46m x 3.73m)

Third Floor Landing 6' 11" x 6' 8" (2.10m x 2.04m)

Bedroom 12' 5" x 12' 4" (3.78m x 3.77m)

Bedroom 11' 4" x 11' 11" (3.46m x 3.62m)

Bathroom 8' 9" x 8' 1" (2.66m x 2.46m)

Garden

**Additional Information:**

Council Tax Band: D

EPC Rating:

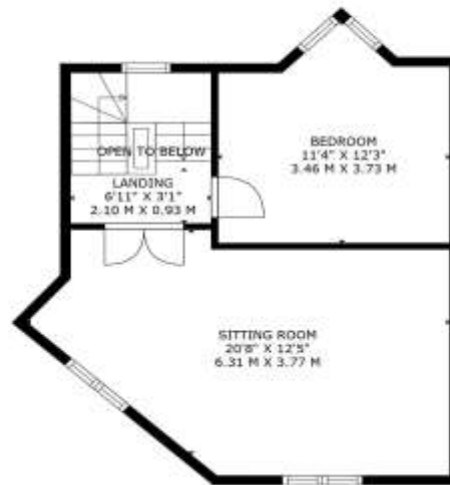
Tenure: Freehold

**Guide Price £375,000**  
**Freehold**





FLOOR 1



FLOOR 2



FLOOR 3

**TOTAL: 1142 sq. ft, 105 m2**  
 FLOOR 1: 403 sq. ft, 37 m2, FLOOR 2: 401 sq. ft, 37 m2, FLOOR 3: 338 sq. ft, 31 m2  
 EXCLUDED AREAS: OPEN TO BELOW: 3 sq. ft, 0 m2, LOW CEILING: 62 sq. ft, 5 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Decip.



**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](http://www.markewin.co.uk)

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