



Thompson Walk, Bury St. Edmunds, Suffolk, IP32 6PT

**MARK · EWIN**  
BURY ST EDMUNDS

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Suffolk, IP32 6PT

Located on the Howard Estate in Bury St Edmunds is this three-bedroom end of terrace property.

The accommodation comprises of an entrance hall, cloakroom, sitting/dining room, kitchen and rear hallway. On the first floor, there are three bedrooms and a wet room.

Outside, to the rear of the property there is space for off road parking alongside the single garage. The enclosed rear garden has a paved patio area and has areas for various plants and shrubs. The front garden is laid to lawn with a path to the front door and planted borders.

**Additional Information:**

Tenure: Freehold

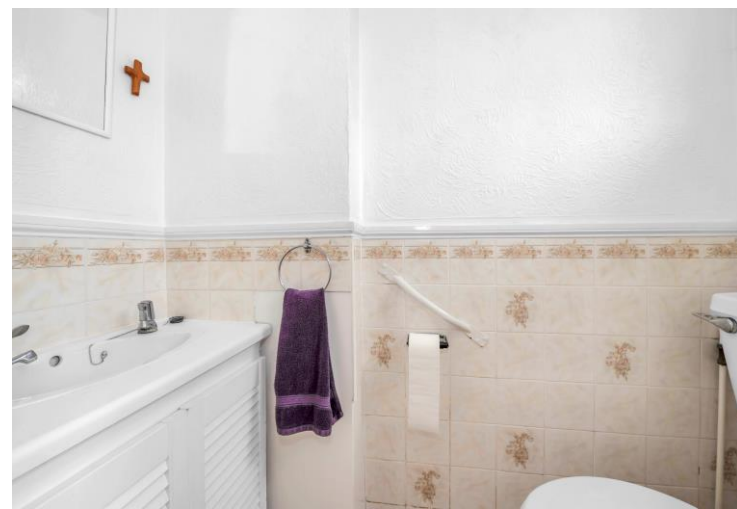
EPC Rating: C

Council Tax Band: B - £1,517.53 (Source West Suffolk)

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**

Proceed out of town along Fornham Road and turn left at the traffic lights onto Tollgate Lane. At the mini roundabout turn right onto St Olaves Road and left into Oakes Road. Follow the road and then turn right into Thompson Walk where the property can be found.

**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:**

Porch 4' 6" x 3' 0" (1.38m x 0.92m)

Entrance Hall 10' 4" x 3' 0" (3.15m x 0.92m)

Sitting Room 16' 8" x 8' 8" (5.09m x 2.65m)

Dining Area 10' 3" x 8' 4" (3.12m x 2.55m)

Kitchen 10' 4" x 8' 6" (3.15m x 2.58m)

Cloakroom 6' 0" x 2' 9" (1.82m x 0.84m)

Hallway 13' 8" x 2' 11" (4.16m x 0.88m)

Landing 11' 6" x 6' 3" (3.50m x 1.91m)

Bedroom One 17' 0" x 10' 3" (5.18m x 3.12m)

Bedroom Two 10' 6" x 10' 6" (3.21m x 3.20m)

Bedroom Three 10' 6" x 7' 9" (3.20m x 2.37m)

Wet Room 6' 10" x 6' 6" (2.08m x 1.98m)

Front & Rear Garden

Garage

**Additional Information:**

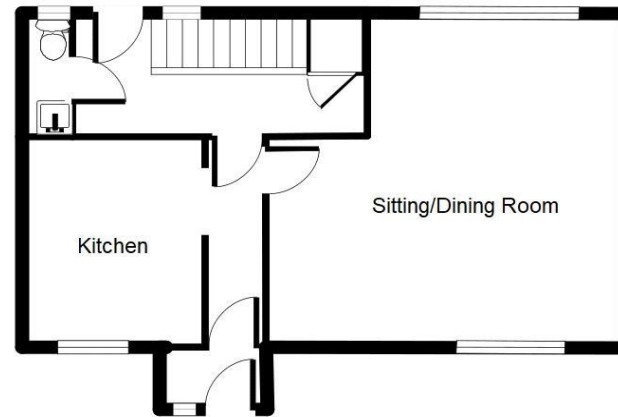
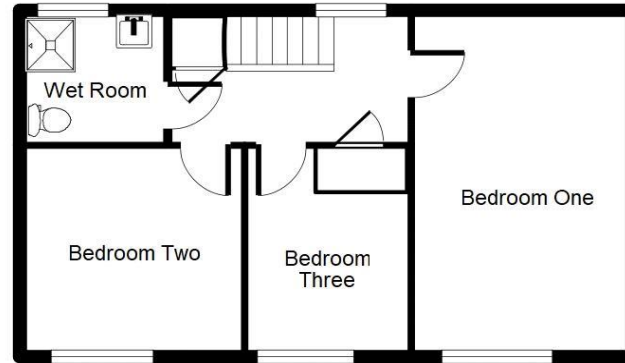
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Guide Price £240,000  
Freehold





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.

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

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