



Willcox Avenue, Bury St. Edmunds, Suffolk, IP33 3HQ

MARK · EWIN
BURY ST EDMUNDS

Willcox Avenue, Bury St. Edmunds,
Suffolk, IP33 3HQ

Offered for sale with NO ONWARD CHAIN and on the popular Westley estate of Bury St Edmunds is this well-presented three-bedroom terrace property.

The property offers well-presented accommodation of; entrance hall, sitting room, kitchen dining room and conservatory.

On the first floor, three bedrooms and the family bathroom.

Outside, the rear garden is enclosed by fencing, being mainly laid to lawn with an outbuilding, shed, greenhouse and a paved patio area.

The front garden is laid to lawn with access to the rear garden.

Additional information:

Tenure: Freehold

Council Tax Band: B

EPC Rating: D

Services: Mains electric, drainage, gas and water. Heating via gas fired central heating. Please note none of the services have been tested by the selling agent.



Directions

Proceed out of town along Risbygate Street and continue along into Newmarket Road. Go straight over the traffic lights and turn left onto Oliver Road, proceed along Oliver Road and turn left onto Willcox Avenue, the property will be located on your left overlooking the small green.

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.

MARK·EWIN
BURY ST EDMUNDS

Accommodation:

Sitting Room 14' 10" x 13' 5" (4.53m x 4.08m)

Kitchen/Dining Room 18' 1" x 8' 10" (5.51m x 2.69m)

Bedroom Two 12' 0" x 11' 8" (3.66m x 3.55m)

Bedroom One 12' 1" x 11' 9" (3.68m x 3.59m)

Bedroom Three 8' 11" x 8' 10" (2.72m x 2.70m)

Conservatory 15' 8" x 7' 9" (4.77m x 2.37m)

Bathroom 8' 5" x 5' 10" (2.56m x 1.77m)



Additional Information:

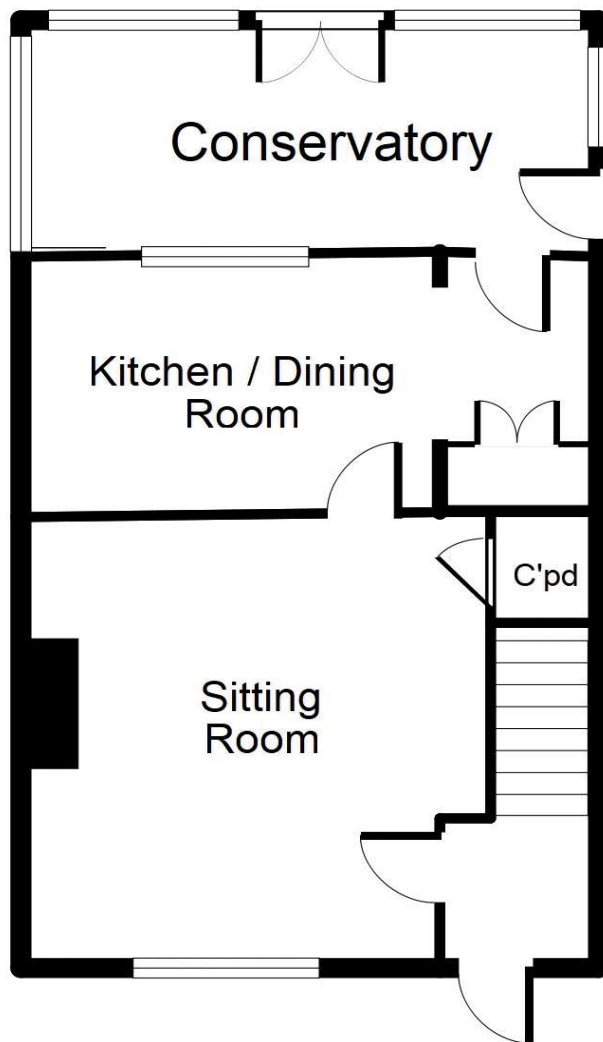
Council Tax Band: B

EPC Rating: D

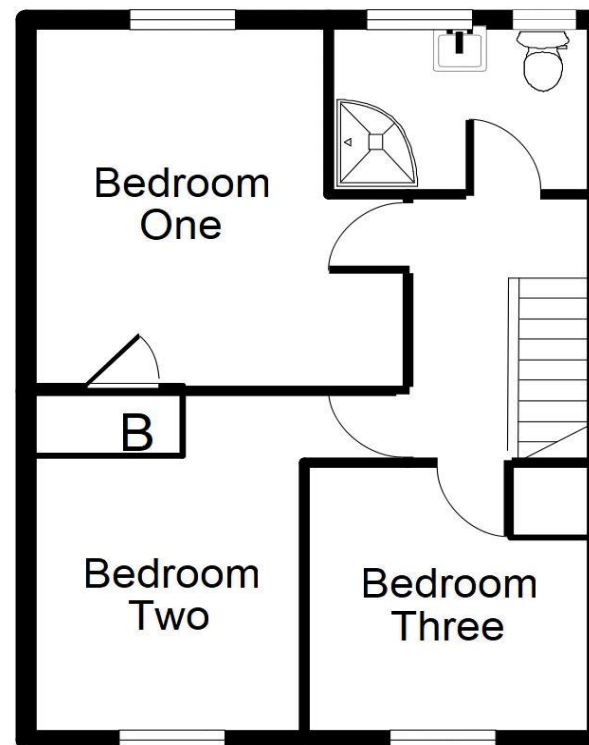
Tenure: Freehold

**Offers over £200,000
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

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

