



Fen Way, Bury St. Edmunds, Suffolk, IP33 3ZA

MARK · EWIN
BURY ST EDMUNDS

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IP33 3ZA

A three bedroom semi-detached family home offering ground floor accommodation to include entrance hall, cloakroom, kitchen and sitting / dining room.

On the first floor there is a family bathroom and three bedrooms with the master bedroom benefiting from an en-suite shower room.

Outside, there is an enclosed rear garden laid with shingle and a paved patio area. The property also benefits from a garage and off-road parking.

*There is a service charge for the upkeep of the communal areas and the garage of £134.03 per annum. (2023)

Additional Information:

Tenure: Freehold

Garage Tenure: Leasehold

EPC Rating: D

Council Tax Band: C - £1,854.57

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

Heading out of town along St Andrews Street North at the junction turn left and then right into Springfield Road. Continue straight into Spring Lane and take the right into Fen Way where the property can be found on the right hand side.

Location

The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

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Accommodation:

Entrance Hall 6' 11" x 6' 7" (2.11m x 2.00m)

Cloakroom 6' 8" x 3' 0" (2.02m x 0.91m)

Kitchen 10' 2" x 8' 11" (3.10m x 2.73m)

Sitting / Dining Room 16' 11" x 17' 8" (5.15m x 5.39m)

Bedroom One 8' 10" x 9' 6" (2.68m x 2.90m)

En-suite 9' 3" x 4' 4" (2.83m x 1.33m)

Bedroom Two 9' 3" x 9' 5" (2.83m x 2.86m)

Bedroom Three 8' 10" x 7' 0" (2.68m x 2.13m)

Family Bathroom 7' 4" x 6' 2" (2.24m x 1.88m)



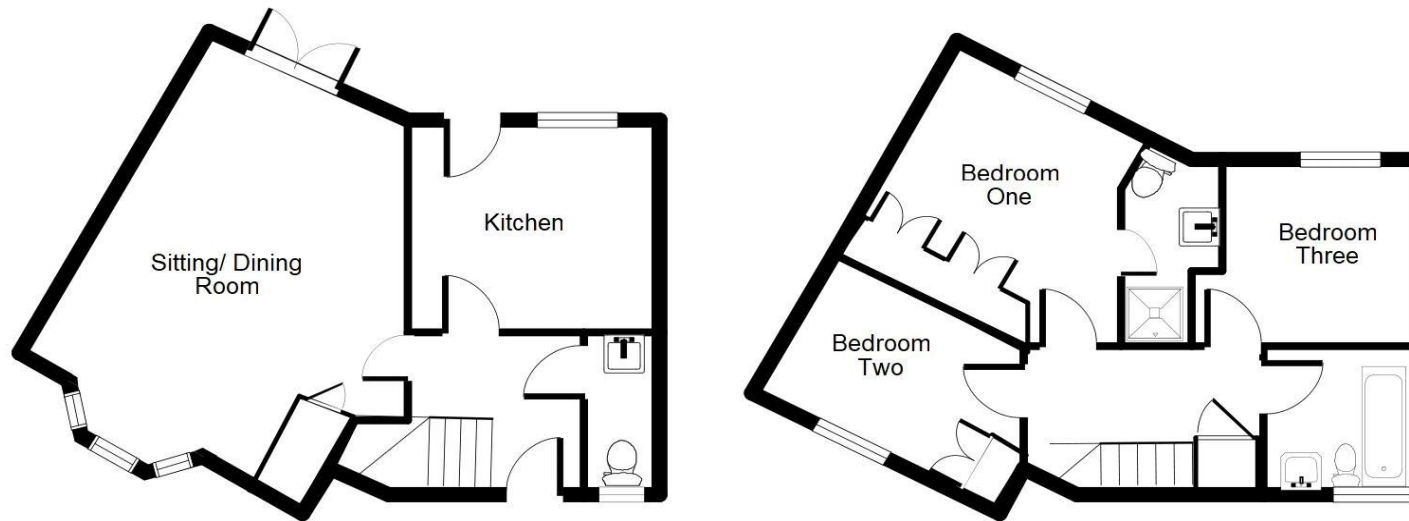
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Offers Over £300,000
Freehold



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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