



Peckham Street, Bury St. Edmunds, Suffolk, IP33 1SY

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP33 1SY

Conveniently situated within walking distance to the town centre and train station is this charming two-bedroom terraced property.

The ground floor boasts a welcoming sitting room, well-appointed kitchen and convenient shower room. Ascending to the first floor, you will find two spacious bedrooms.

Outside, the property features a low-maintenance garden and to the front there is the convenience of permit parking.

Additional information:

Tenure: Freehold

Council Tax Band: B

EPC Rating: C

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

From St Johns Street, proceed to the end of the road, continue into Ipswich Street, Peckham Street will be found on your left, the property will be located 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 / Stanstead Airport via the A11/M11.

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Accommodation:

Sitting Room 11' 10" x 10' 8" (3.61m x 3.25m)

Kitchen 11' 8" x 10' 4" (3.56m x 3.15m)

Bedroom One 11' 10" x 10' 11" (3.60m x 3.34m)

Bedroom Two 9' 8" x 8' 10" (2.95m x 2.68m)

Bathroom 5' 9" x 5' 0" (1.75m x 1.53m)



Additional Information:

Council Tax Band: B

EPC Rating: C

Tenure: Freehold

Guide Price £210,000
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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