



Lindisfarne Road, Bury St Edmunds, IP33 2EG

**MARK · EWIN**  
BURY ST EDMUNDS



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IP33 2EG

Located to the popular west side of Bury St Edmunds is this three-bedroom semi detached house.

The property comprises, on the ground floor, of an entrance porch, open plan sitting/dining room and kitchen.

On the first floor, there are three bedrooms, the first and second benefiting from built in cupboards and a shower room completes the accommodation.

Outside, a driveway provides off road parking with a garage at the side. The rear garden is enclosed by fencing and mainly laid to lawn with a patio area.

Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: C

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

Proceed out of Bury on the Horringer Road towards Haverhill and take the second right hand turning onto Glastonbury Road. Take a second right hand turn into Lindisfarne Road where 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.

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**Accommodation:**

Entrance Porch

Sitting Room 15' 1" x 10' 2" (4.6m x 3.1m)

Dining Room 10' 2" x 10' 6" (3.1m x 3.2m)

Kitchen 18' 8" x 7' 7" (5.7m x 2.3m)

Landing

Bedroom One 12' 2" x 9' 6" (3.7m x 2.9m)

Bedroom Two 10' 2" x 10' 6" (3.1m x 3.2m)

Bedroom Three 7' 10" x 4' 7" (2.4m x 1.4m)

Showroom 6' 11" x 5' 7" (2.1m x 1.7m)

Rear Garden

Garage

**Additional Information:**

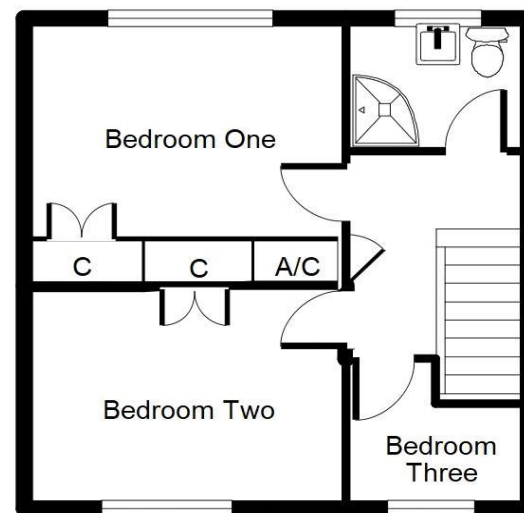
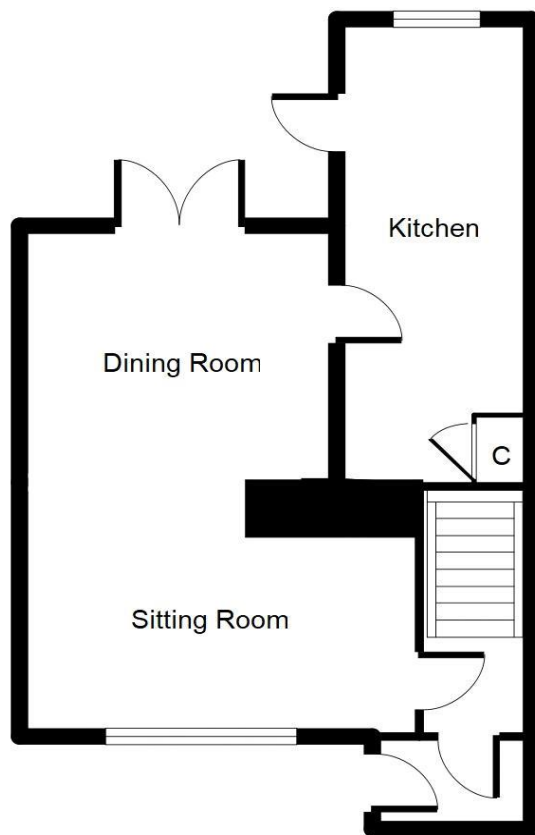
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Offers Over £240,000  
Freehold





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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