



Sherborne Road, Bury St. Edmunds, Suffolk, IP33 2EP

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP33 2EP

Positioned on the popular western side of Bury St Edmunds is this three-bedroom well-presented semi-detached property benefitting from off road parking and a garage.

The accommodation comprises, on the ground floor, entrance hall, sitting room and open plan kitchen/dining room.

On the first floor, three bedrooms can be found along with the family bathroom.

Outside, the property offers front and rear gardens with parking via a driveway and single garage at the rear of the property.

Additional Information:

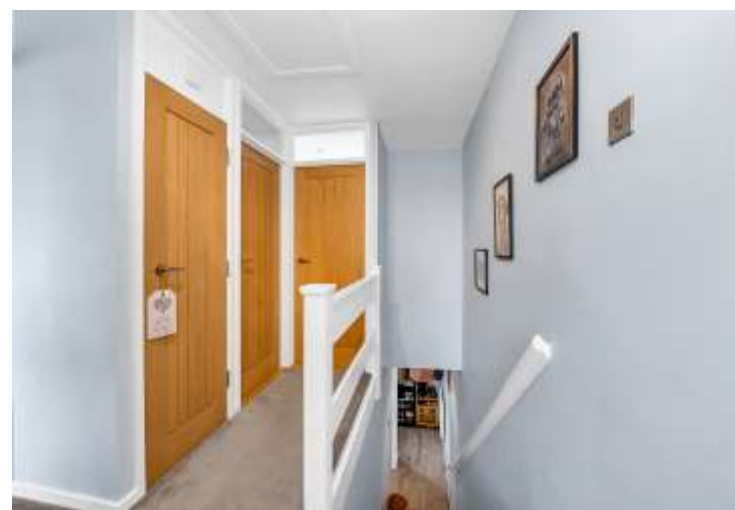
Tenure: Freehold

EPC Rating: C

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

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 St Edmunds on the Horringer Road take the second right hand turning onto Glastonbury Road. Take the next right into Sherborne Road where the property can be found on the right hand side. These directions will take you to the rear of the property and the garage, there is a pathway leading to the front walk just opposite Kirkstead Road.

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 Hall 4' 9" x 4' 0" (1.44m x 1.21m)

Sitting Room 15' 1" x 10' 5" (4.61m x 3.17m)

Kitchen/Dining Room 18' 6" x 11' 11" (5.64m x 3.62m)

Landing

Bedroom One 12' 2" x 10' 5" (3.70m x 3.18m)

Bedroom Two 10' 1" x 9' 5" (3.08m x 2.87m)

Bedroom Three 7' 5" x 7' 11" (2.26m x 2.42m)

Bathroom 7' 11" x 5' 5" (2.41m x 1.66m)

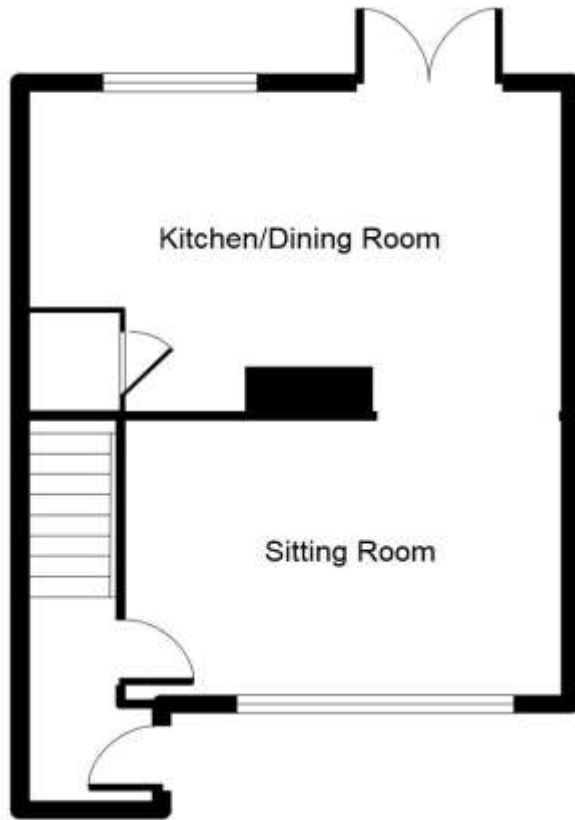
Front & Rear Garden

Driveway

Single Garage



Offers over £290,000.
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

