



Kingfisher Road, Bury St. Edmunds, Suffolk, IP32 7GA

**MARK · EWIN**  
BURY ST EDMUNDS

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Suffolk, IP32 7GA

Located on the popular and well-served Moreton Hall area of Bury St Edmunds is this charming three-bedroom, semi-detached house.

Entering the property, you're greeted with a welcoming sitting room, a well-appointed kitchen, and a convenient cloakroom.

Upstairs, the three bedrooms and family bathroom offer comfortable living with the principal bedroom benefiting from an en-suite.

Outside, the rear garden is mainly laid to lawn and includes a paved patio area. Enclosed by fencing, the garden also provides a rear access gate leading to the en-bloc garage.

Additional information:

Tenure: Freehold

Council Tax Band: C

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

Travelling along Mount Road, turn left on to Bradbrook Close and right into Kingfisher Road, the property will be located on your left 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.

**Accommodation:**

Sitting Room 17' 9" x 10' 2" (5.4m x 3.1m)

Kitchen 13' 9" x 9' 2" (4.2m x 2.8m)

Bedroom One 11' 6" x 10' 2" (3.5m x 3.1m)

Bedroom Two 11' 6" x 7' 7" (3.5m x 2.3m)

Bedroom Three 8' 2" x 5' 11" (2.5m x 1.8m)

Bathroom 7' 7" x 4' 11" (2.3m x 1.5m)

En Suite 4' 7" x 4' 7" (1.4m x 1.4m)



**Additional Information:**

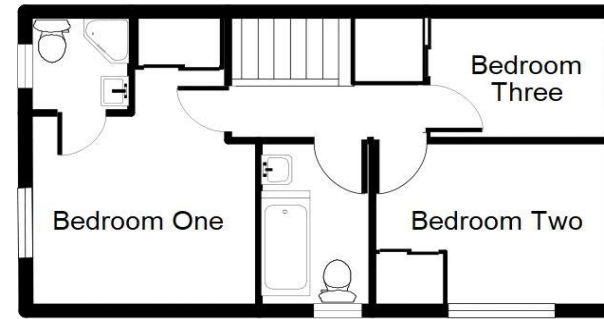
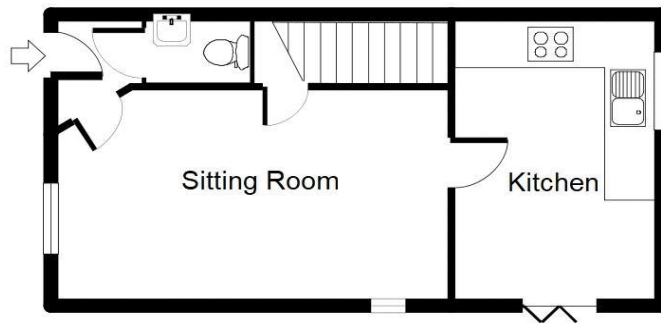
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Freehold





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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