



Out Northgate, Bury St. Edmunds, Suffolk, IP33 1JQ

**MARK · EWIN**  
BURY ST EDMUNDS



Offered for sale with NO ONWARD CHAIN is this extended three-bedroom, period, end-of-terrace property benefitting from a GARAGE/workshop and OFF ROAD PARKING.

The location provides swift access to the town centre and train station, with shopping facilities just a stone's throw away.

The property features accommodation comprising an entrance porch, sitting room and dining room both having fireplaces, the kitchen breakfast room offers an array of wall and base level units and space for a dining table and chairs. The property further benefits from a utility room and a ground floor bathroom bathroom. Moving to the first floor, there are three bedrooms, bedrooms two and three are 'L' shaped offers scope for dressing areas and the shower room completes the accommodation on offer.

Outside, the front garden is enclosed by an attractive wall with hedging, and a pathway leads to the front door. The remainder of the front garden is covered in wood chippings with planted beds. The rear garden boasts a paved patio with with planted beds. Towards the end of the garden, you'll find the GARAGE/WORKSHOP.

Services: Mains electricity, drainage, gas and water. Heating via gas fired central heating.  
Broadband: Standard, superfast & ultrafast available via the Openreach and City Fibre networks.  
Mobile phone coverage from EE, Three, O2, Vodafone (Source Ofcom).



**Directions**

From Tayfen Road turn left at the roundabout onto Out Northgate, the property will be found a short distance on your 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.



**Accommodation:**

Entrance Porch 2' 11" x 4' 11" (0.9m x 1.5m)

Sitting Room 11' 10" x 11' 10" (3.6m x 3.6m)

Dining Room 12' 2" x 10' 2" (3.7m x 3.1m)

Utility Room 7' 3" x 4' 3" (2.2m x 1.3m)

Bathroom 7' 3" x 6' 3" (2.2m x 1.9m)

Kitchen 16' 1" x 7' 7" (4.9m x 2.3m)

Breakfast Area 6' 7" x 8' 2" (2m x 2.5m)

First Floor

First Floor Landing

Bedroom One 11' 10" x 11' 10" (3.6m x 3.6m)

Bedroom Two (L-Shaped) 10' 10" x 7' 10" (3.3m x 2.4m)

Bedroom Two Eaves Area 7' 10" x 1' 8" (2.4m x 0.5m)

Bedroom Three 10' 2" x 7' 10" (3.1m x 2.4m)

Bedroom Three Dressing Area 7' 7" x 4' 3" (2.3m x 1.3m)

Bathroom 7' 7" x 5' 11" (2.3m x 1.8m) maximum

Outside

Front & Rear Gardens

Garage / Workshop

Additional Information:

Council Tax Band: C

EPC Rating: D

Tenure: Freehold

**Offers Over £350,000  
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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