



Springfield Road, Bury St. Edmunds, Suffolk, IP33 3AR

**MARK · EWIN**  
BURY ST EDMUNDS

Offered for sale is this beautifully presented, two double bedroom, period property located within walking distance of the town centre. The property benefits from well-presented accommodation throughout, useable cellar space, a delightful garden and further benefits from off road parking to the front and GARAGE to the rear of the property.

The accommodation comprises of an entrance hall leading to the sitting room, the sitting room is tastefully decorated featuring dado wall panelling, and a multi-fuel burning stove sitting within the fireplace, the room is finished by way of solid wood flooring. The dining room follows the sitting room, with a continuation of the dado wall panelling and fireplace. From the dining room stairs leads down to the cellar, a very useable space, currently used as a snug, benefitting from natural lighting. The sitting room, dining room and cellar all benefit from attractive period style radiators. The kitchen offers base level units with a built-in oven and extractor over, the shower room follows with space for washing machine if desired, and offers a tiled shower cubicle, hand wash basin and WC.

On the first floor, the two double bedrooms can be found, the principal bedroom once again benefitting from attractive panelling, the room benefits from useful over stairs storage cupboard. The bathroom can be found located off the principal bedroom, the bathroom is of a good size and offers a crisp white suite and period style flooring. Outside, to the front of the property a gravel driveway provides for off road parking, a pathway leads to the entrance door and the garden is flanked by hedging. The rear garden is a real feature of the garden being beautifully landscaped.

The garden offers a sunny paved patio area, a gravel pathway leads up the garden flanked by lawn and planted borders and the garden benefits from garden sheds. Located at the bottom of the garden is the GARAGE.



**Directions**

Proceed along Risbygate Street, turn right into Springfield Road where the property will be located approximately half way along the road 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 Hall

Sitting Room 11' 5" x 11' 11" (3.49m x 3.63m)

Dining Room 9' 8" x 12' 0" (2.94m x 3.67m)

Kitchen 11' 3" x 12' 3" (3.42m x 3.74m)

Shower Room 6' 10" x 6' 6" (2.09m x 1.98m)

Cellar 10' 11" x 11' 1" (3.34m x 3.38m)

First Floor

Bedroom One 9' 9" x 11' 11" (2.97m x 3.63m)

Bathroom 10' 2" x 7' 0" (3.1m x 2.13m)

Bedroom Two 11' 6" x 11' 11" (3.5m x 3.63m)

Outside

Front & Rear Gardens

Driveway & Garage

**Additional Information:**

Council Tax Band: B

EPC Rating: E

Tenure: Freehold

**Offers in Excess of £325,000  
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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