



Garland Street, Bury St. Edmunds, Suffolk, IP33 1HB

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP33 1HB

Introducing a three-story town house located in the centre of Bury St Edmunds. This charming residence features three bedrooms and boasts a thoughtfully designed layout across its three stories.

The ground floor offers a Cloakroom, well-appointed kitchen, a welcoming sitting and dining area, complemented by double doors that lead to a conservatory at the rear.

The first floor features a spacious second bedroom and an additional third bedroom, each equipped with built-in wardrobes, and a convenient family bathroom. Ascending to the second floor reveals the master bedroom, complete with an ensuite.

To the rear of the property, there is a patio area, which leads to the convenient off road parking and garage.

Additional information:

Tenure: Freehold

Council Tax Band: D

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

Proceed along Northgate Street, turning right into Looms Lane. Garland Street is the first turning on the right hand side where the property can be found on the right hand side..

Location

Garland Street is close to the town centre of Bury St Edmunds. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

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Accommodation:

Entrance Hall 14' 1" x 5' 7" (4.3m x 1.7m)

Cloakroom 5' 3" x 2' 11" (1.6m x 0.9m)

Kitchen 11' 6" x 8' 2" (3.5m x 2.5m)

Sitting/Dining Room 12' 10" x 17' 1" (3.9m x 5.2m)

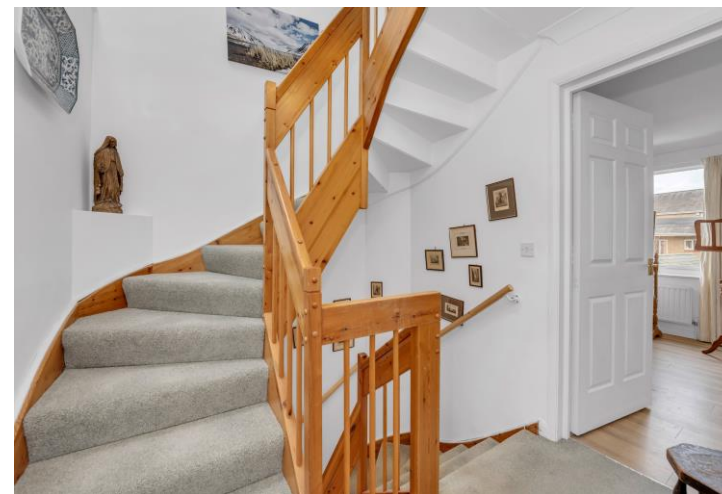
Bedroom Two 10' 2" x 16' 9" (3.1m x 5.1m)

Bedroom Three 9' 6" x 8' 2" (2.9m x 2.5m Max)

Family Bathroom 5' 3" x 8' 2" (1.6m x 2.5m)

Bedroom One 15' 5" x 9' 10" (4.7m x 3.0m Max)

En Suite 5' 11" x 6' 11" (1.8m x 2.1m)



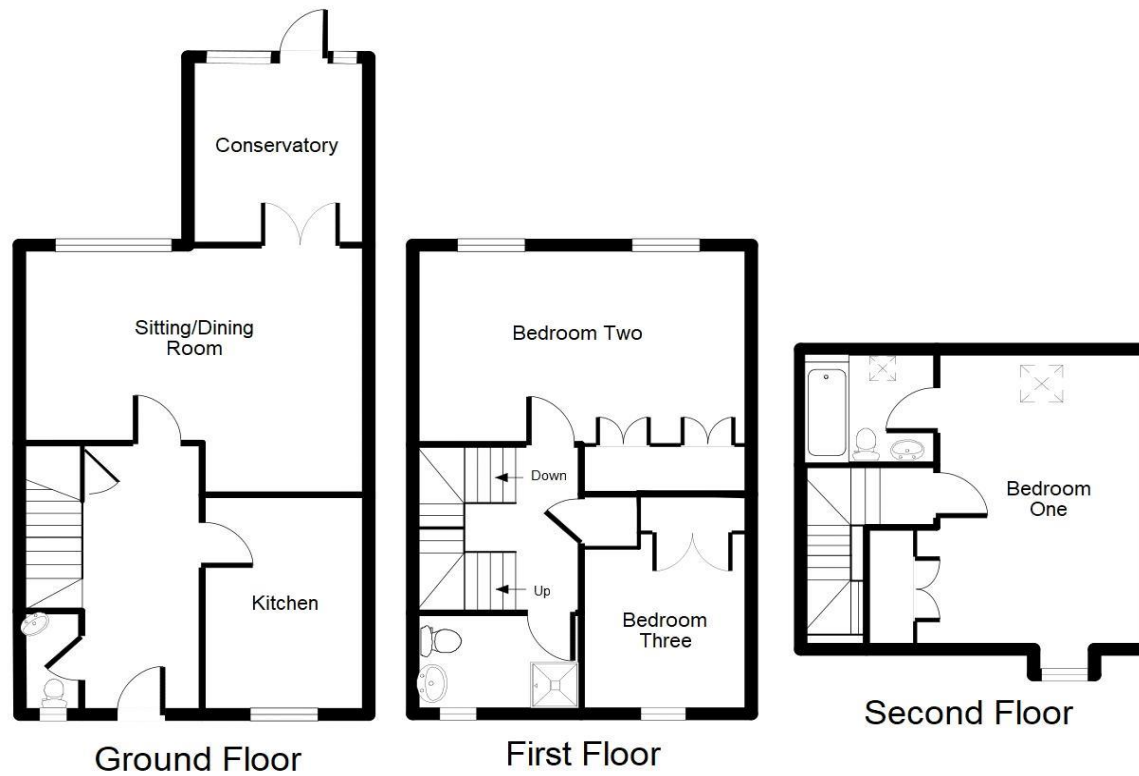
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Guide Price £375,000
Freehold



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

