



Rembrandt Way, Bury St. Edmunds, Suffolk, IP33 2LU

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP33 2LU

NO ONWARD CHAIN. Set in this popular residential area, convenient for the town centre and West Suffolk Hospital, is this three-bedroom link detached bungalow.

The accommodation comprises an entrance hall, sitting/ dining room, kitchen, bathroom and three bedrooms, bedroom one benefiting from built-in wardrobes.

Outside, a driveway provides plentiful additional off-road parking and in turn leads to the garage, the garage having a personal door out into the rear garden.

The remainder of the front garden is laid to lawn with borders for flowers and shrubs. The rear garden is mainly paved with an area that has been laid to lawn along with raised beds.

Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: D £1,951.11 (Source West Suffolk)

Services: Mains, Electric, Water and Drainage. Heating offered via Electric Storage Heaters. (Please note that none of these services have been tested by the selling agent.)



Directions

Leaving town via Out Westgate, turn left into Vinery Road and left again into Rembrandt Way. Continue along and the property can be found on the 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:

Entrance Hall 9' 1" x 8' 10" (2.78m x 2.68m)

Sitting/Dining Room 18' 11" x 18' 1" (5.76m x 5.51m)

Kitchen 9' 2" x 7' 6" (2.80m x 2.28m)

Bedroom One 12' 6" x 10' 11" (3.80m x 3.34m)

Bedroom Two 12' 4" x 11' 9" (3.77m x 3.58m)

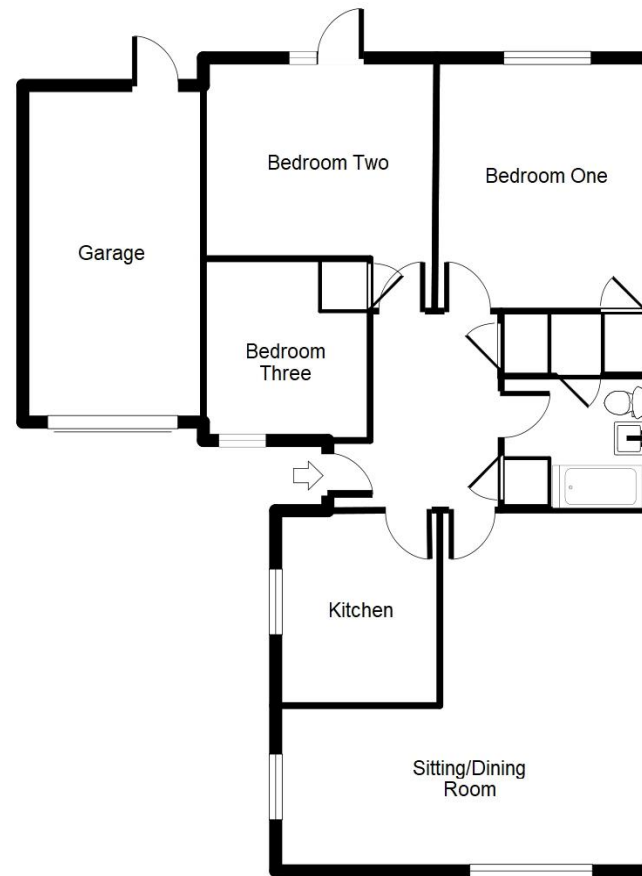
Bedroom Three 8' 4" x 6' 8" (2.55m x 2.04m)

Bathroom 7' 10" x 6' 8" (2.40m x 2.04m)

Garage 16' 8" x 8' 11" (5.09m x 2.71m)



Guide Price £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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