



Lincoln Green, Bury St Edmunds, IP33 2LL

MARK · EWIN
BURY ST EDMUNDS

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Situated on the southern side of Bury St Edmunds, this semi-detached property features three bedrooms and offers off-road parking.

The ground floor comprises an entrance hall, a welcoming sitting room, a well-appointed kitchen, a large dining room with doors leading to the garden and a convenient shower room.

Moving to the first floor, you will find three bedrooms, one of which boasts an en-suite.

The exterior of the property includes a rear garden, primarily laid to lawn and complemented by a paved patio area. There is additional access to the garage from the rear garden via a side door.

Parking is offered via a garage, with additional parking in front of the garage, located to the side of the property.

Additional information:

Tenure: Freehold

Council Tax Band: C

EPC Rating: E

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

From Bury St Edmunds proceed out along Cullum Road and on reaching the roundabout at the end, take the third exit onto Wilks Road. Continue for a short distance, turning right into Barons Road and then turn right into Lincoln Green where the property can be found.

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 15' 9" x 8' 2" (4.8m x 2.5m)

Kitchen 16' 9" x 9' 2" (5.1m x 2.8m)

Dining Room 17' 5" x 10' 10" (5.3m x 3.3m)

Shower Room 7' 10" x 5' 3" (2.4m x 1.6m)

Bedroom One 15' 9" x 10' 10" (4.8m x 3.3m)

Bedroom Two 13' 1" x 8' 10" (4.0m x 2.7m)

En-suite 4' 11" x 2' 4" (1.5m x 0.7m)

Bedroom Three 9' 10" x 6' 7" (3.0m x 2.0m)



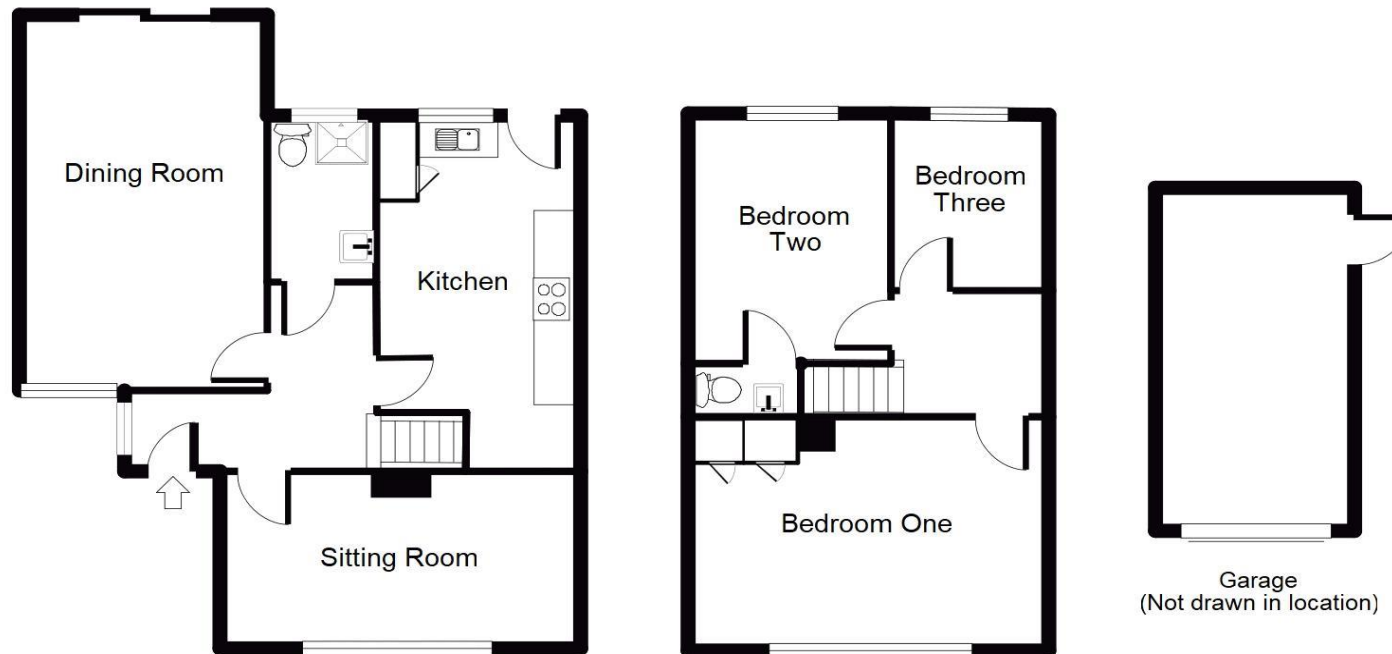
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**Offers In Excess Of £290,000
Freehold**



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

