



Sicklesmere Road, Bury St Edmunds, Suffolk, IP33 2BW

**MARK · EWIN**  
BURY ST EDMUNDS

Sicklesmere Road, Bury St Edmunds,  
Suffolk, IP33 2BW

Located on the south side of town is this beautifully presented two-bedroom terraced cottage.

The property offers ground floor accommodation to include sitting room with a brick fireplace, modern fitted kitchen, and conservatory.

On the first floor there are two bedrooms and an attractive bathroom with exposed brick and paneling. Outside, the rear garden is mainly laid to lawn with planted borders and enclosed by fencing. There is a gate providing access to the off-road parking at the rear of the property.

**Additional Information:**

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: B - £1,517.53 (Source West Suffolk)

Services: Mains Gas, Electric, Water and Drainage. Heating offered via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



**Directions**

Leaving Bury St Edmunds along the Parkway and proceed over the mini roundabout into Cullum Road. At the next roundabout take a right and turn left at the second roundabout into Sicklesmere Road where the property can be found on the 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 / Stanstead 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 10' 0" x 12' 0" (3.05m x 3.65m)

Kitchen 12' 4" x 12' 0" (3.75m x 3.66m)

Conservatory 8' 4" x 9' 7" (2.54m x 2.93m)

First Floor Landing

Bedroom One 9' 5" x 9' 2" (2.87m x 2.79m)

Bedroom Two 7' 3" x 12' 0" (2.21m x 3.67m)

Bathroom 8' 0" x 5' 4" (2.43m x 1.63m)

Rear Garden

Off-Road Parking

**Additional Information:**

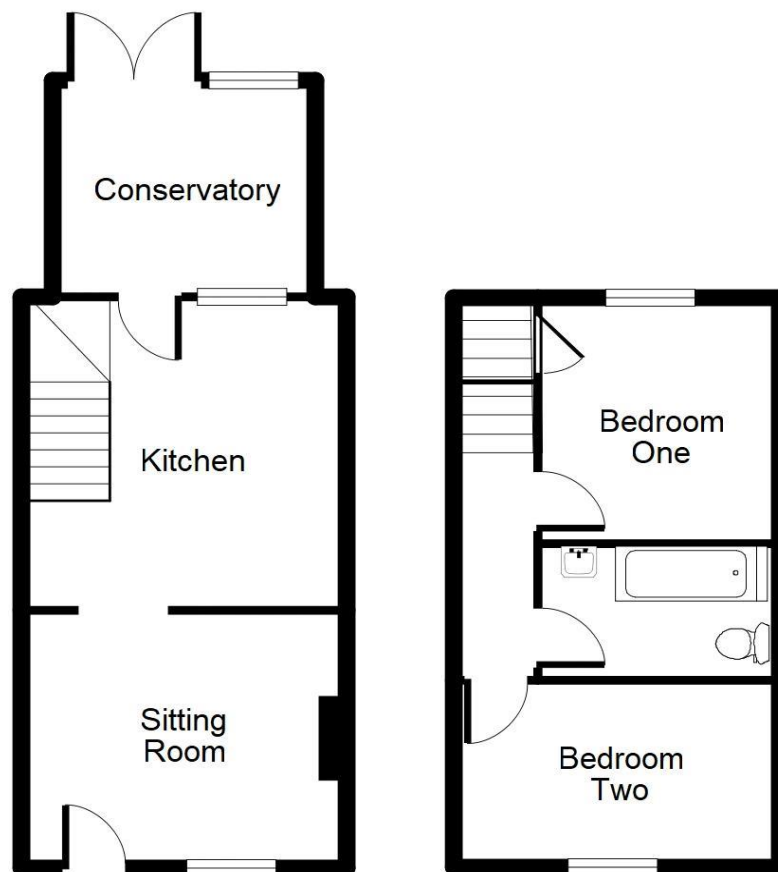
Council Tax Band: B

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Tenure: Freehold

Guide Price £270,000  
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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