



Fountains Road, Bury St. Edmunds, Suffolk, IP33 2EY

MARK · EWIN
BURY ST EDMUNDS

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Bury St. Edmunds,
Suffolk, IP33 2EY

Located on the favoured western outskirts of Bury St Edmunds, within easy reach of West Suffolk Hospital, is this well-presented three bedroom detached property offering spacious accommodation.

The property comprises of an entrance porch leading to the hallway, there is a conveniently placed shower room (as well as a first floor bathroom), the spacious accommodation includes a reception room to the front of the property, the good-size sitting room follows, the sitting room offers French doors to the rear garden and the property offers an extended kitchen breakfast room, the kitchen offers an array of wall and base level units in a shaker style and the room offers plenty of space for a breakfast table and chairs.

Moving to the first floor, the landing offers a useful airing cupboard, the property provides three double bedrooms, with the second bedroom having access to a roof terrace enjoying the garden views. The large family bathroom completes the first floor offering both a shower and a bath.

Outside, the driveway offers off road parking leading to the garage, there is also access to a useful store room. The remainder of the front garden is laid to lawn. The rear gardens enjoys a delightful tree lines backdrop, the garden offers a paved patio area with the remainder being laid to lawn.



Directions

Leaving town via Horringer Road, turn right into Glastonbury Road and left onto Fountains Road.

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.

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Accommodation:

Entrance Porch 2' 3" x 8' 6" (0.69m x 2.60m)

Hallway

Shower Room 7' 7" x 5' 0" (2.31m x 1.52m)

Reception Room 14' 0" x 11' 1" (4.27m x 3.38m)

Sitting Room 22' 9" x 11' 8" (6.93m x 3.56m)

Kitchen L Shaped 21' 6" x 21' 10" (6.56m reducing to 2.47m x 6.65m reducing to 2.317m)

First Floor

Bedroom One 14' 2" x 11' 1" (4.32m x 3.38m)

Bedroom Two 9' 11" x 11' 0" (3.01m x 3.36m)

Roof Terrace

Bedroom Three 10' 7" x 8' 5" (3.23m x 2.57m)

Bathroom 9' 3" x 9' 3" (2.81m x 2.81m) maximum

Outside

Garage & Store

Additional Information:

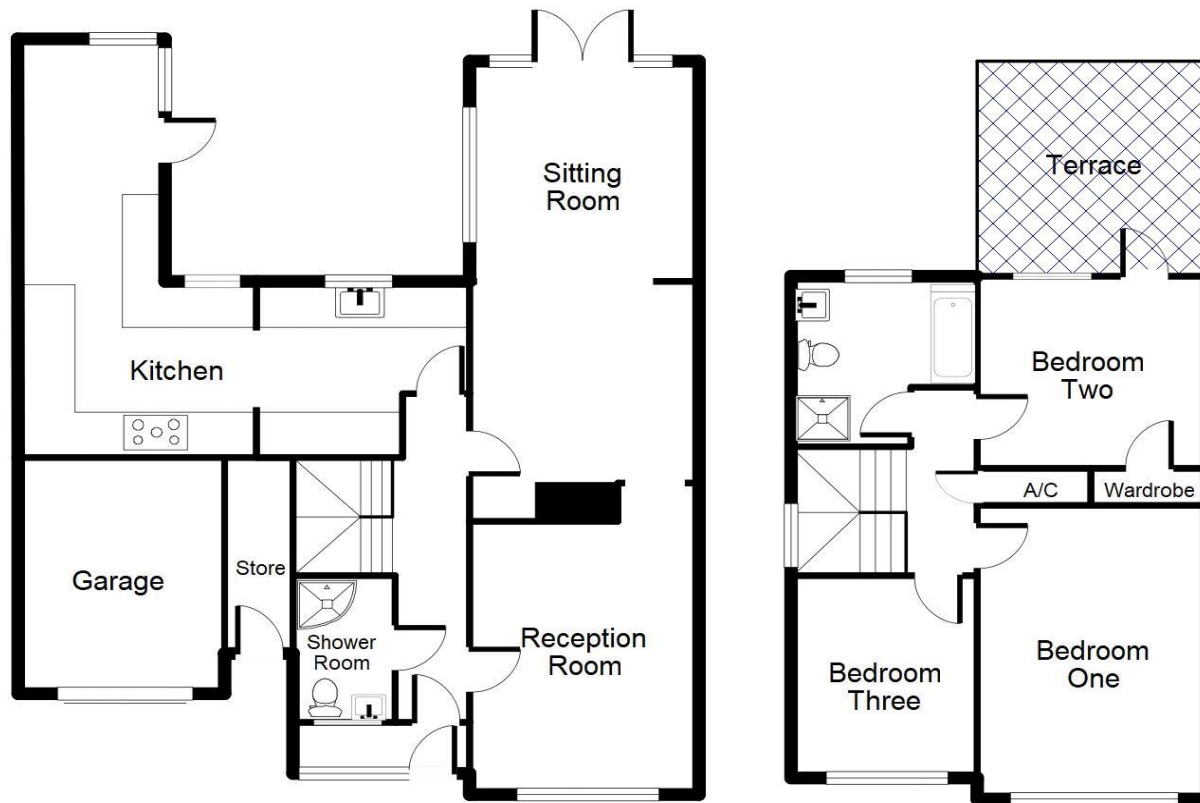
Council Tax Band: E

EPC Rating: C

Tenure: Freehold

Offers Over £400,000
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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