



Hospital Road, Bury St Edmunds, IP33 3JU

**MARK · EWIN**  
BURY ST EDMUNDS



Hospital Road, Bury St Edmunds, IP33 3JU

IN NEED OF RENOVATION - A stunning three bedroom semi-detached period house, located a short distance from the town centre and West Suffolk Hospital .

The property offers accommodation to include an entrance hall, sitting room, dining room, kitchen and conservatory. The property also has the added benefit of a cellar.

On the first floor, there are three bedrooms and a family bathroom (accessed from the third bedroom)

Outside, there is a pathway leading to a patio area and a further gravelled area before the former vegetable and fruit patch. There is a private rear garden enclosed by a selection of trees and shrubs.

Additional Information:

Tenure: Freehold

Council Tax Band: C

EPC Rating: E

Services: Mains gas, electric, drainage and water. Heating via electric heaters. (Please note that none of these services have been tested by the selling agent.)



#### Directions

From the town centre proceed out of town along Out Westgate A143, at the traffic lights with the BP garage turn right into Petticoat Lane, turn right at the top where the road meets with hospital road and the property can be found on the right hand side just past the Dove pub.

#### 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.

**MARK·EWIN**  
BURY ST EDMUNDS

**Accommodation:**

Entrance Hall 9' 0" x 3' 0" (2.75m x 0.91m)

Sitting Room 12' 0" x 11' 11" (3.66m x 3.62m)

Dining Room 12' 6" x 12' 2" (3.80m x 3.72m)

Kitchen 14' 10" x 9' 8" (4.51m x 2.95m)

Conservatory 13' 11" x 7' 2" (4.23m x 2.19m)

Bedroom One 15' 3" x 11' 10" (4.66m x 3.61m)

Bedroom Two 12' 4" x 9' 7" (3.76m x 2.91m)

Bedroom Three 9' 7" x 7' 11" (2.92m x 2.41m)

Bathroom 9' 7" x 6' 7" (2.92m x 2.01m)

Landing 12' 3" x 5' 5" (3.74m x 1.64m)

Cellar 14' 11" x 12' 0" (4.54m x 3.66m)

**Additional Information:**

Council Tax Band: C

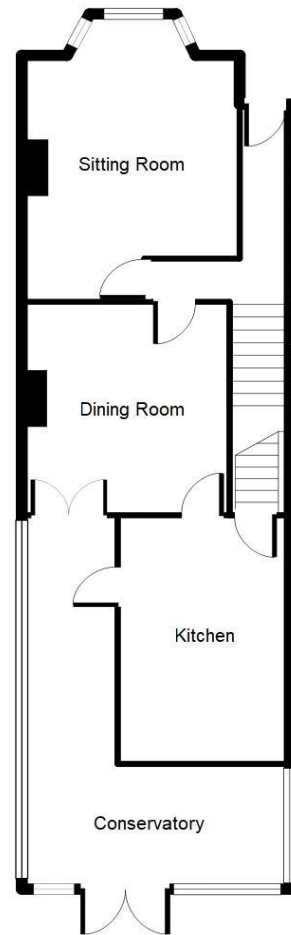
EPC Rating: E

Tenure: Freehold

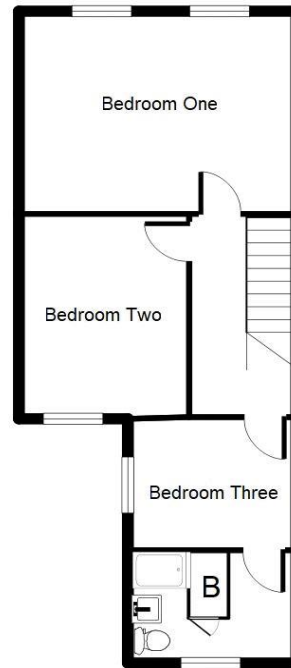
**Offers Over £300,000  
Freehold**



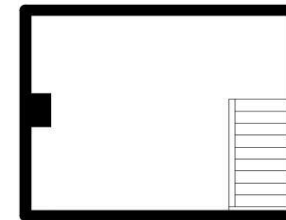




Ground Floor



First Floor



Cellar

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](http://www.markewin.co.uk)

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

