



Raedwald Drive, Bury St. Edmunds, Suffolk, IP32 7DN

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP32 7DN

IN NEED OF SOME IMPROVEMENT. Located in the popular Moreton Hall area of Bury St Edmund's is this four-bedroom detached property with off road parking and a garage.

On the ground floor, the property boasts a sitting room, dining room, kitchen, and a cloakroom.

Moving to the first floor, there are four bedrooms, the main bedroom benefiting from built-in wardrobes and a family bathroom completes the accommodation.

Outside, the rear garden is mainly laid to lawn with borders for various flowers and shrubs and a paved patio area leading from the property.

There is a driveway to the side which provides access to the garage/workshop.

Additional Information:

Tenure: Freehold

EPC Rating: TBC

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

Services: Mains Gas, Electric, Water and Drainage.

Heating offered via gas fired central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

From the Moreton Hall interchange proceed along Bedingfield Way turning left onto Symonds Road, follow Symonds Road along taking your second right into Raedwald Drive, follow the road for a short while and the property will be located on your 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 / 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:

Hallway 18' 0" x 6' 1" (5.48m x 1.86m)

Sitting Room 16' 3" x 11' 4" (4.96m x 3.45m)

Dining Room 10' 9" x 9' 8" (3.27m x 2.95m)

Kitchen 9' 9" x 9' 8" (2.98m x 2.94m)

Cloakroom 6' 3" x 2' 10" (1.91m x 0.87m)

Bedroom 10' 1" x 9' 11" (3.08m x 3.01m)

Bedroom 11' 1" x 9' 11" (3.38m x 3.03m)

Bedroom 9' 11" x 7' 11" (3.02m x 2.41m)

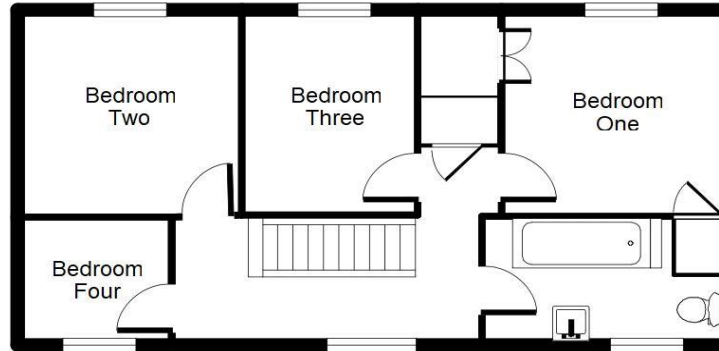
Bedroom 7' 1" x 6' 4" (2.17m x 1.92m)

Landing 13' 7" x 6' 1" (4.13m x 1.85m)

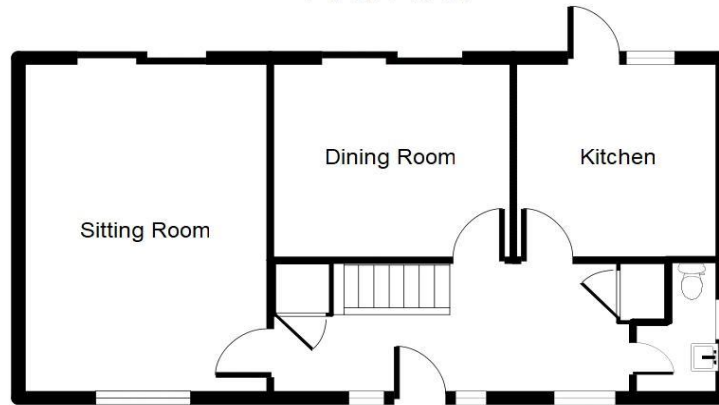
Bathroom 6' 4" x 5' 6" (1.92m x 1.68m)

Guide Price £370,000
Freehold





First Floor



Ground Floor

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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