



Albemarle Road, Bury St. Edmunds, Suffolk, IP33 3QS

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP33 3QS

NO ONWARD CHAIN. Extended and refurbished is this three bedroom semi detached bungalow located on the west side of Bury St Edmunds.

The property offers light and airy open plan living accommodation with velux windows. With a fully integrated kitchen/dining area and sitting room with double doors leading out to the rear garden.

The property has three bedrooms and a family bathroom.

Outside, at the front there is a gravelled driveway which allows parking for several cars and a rear garden which is laid mainly to lawn with a patio area and gate for access to the front.

Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: B

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

Leaving Bury St Edmunds via Westley Road, turn left onto Gainsborough Road and right onto Westbury Avenue/Cadogan Road. Follow Cadogan Road and turn left by the One Stop Shop onto Albemarle Road 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.

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Accommodation:

Entrance Hall 17' 2" x 6' 5" (5.24m x 1.95m)

Sitting Room/Kitchen 20' 10" x 12' 8" (6.36m x 3.85m)

Bedroom One 8' 4" x 7' 5" (2.55m x 2.26m)

Bedroom Two 9' 10" x 7' 8" (3.00m x 2.33m)

Bedroom Three 8' 8" x 7' 5" (2.64m x 2.25m)

Bathroom 7' 7" x 6' 0" (2.32m x 1.84m)

Additional Information:

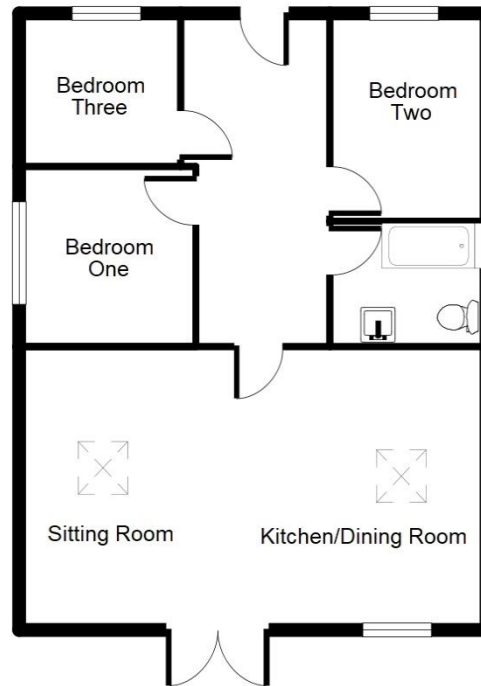
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Guide Price £325,000
Freehold





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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