



Ickworth Drive, Bury St. Edmunds, Suffolk, IP33 3PX

**MARK · EWIN**  
BURY ST EDMUNDS

Ickworth Drive, Bury St. Edmunds,  
Suffolk, IP33 3PX

A two-bedroom mid terrace house close to the town centre representing an Ideal First Time or Investment purchase, the property benefits from a south facing rear garden, off road parking and garage.

The property comprises entrance hall, cloakroom, sitting / dining room and kitchen.

On the first floor, two double bedrooms with bedroom one benefitting from an en-suite and there is also a further shower room.

Outside, the property benefits from off road parking to the front with a garage to the rear, the garage having an up and over door.

There is a useful storage cupboard to the front of the property and the south facing rear garden offers a block paved patio area with steps leading down to the lawned garden.



#### Directions

Heading out of town along Out Westgate, turn right onto Petticoat Lane at the BP garage, bear left onto Hospital Road and Ickworth Drive will be your first right and the property will be located on your right.

#### 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 9' 3" x 2' 7" (2.81m x 0.78m)

Sitting / Dining Room 21' 5" x 10' 8" (6.54m x 3.25m)  
maximum

Kitchen 9' 6" x 7' 3" (2.89m x 2.20m)

Cloakroom 5' 10" x 2' 8" (1.79m x 0.82m)

First Floor Landing

Bedroom One 13' 3" x 9' 6" (4.03m x 2.89m)

En-Suite 5' 7" x 6' 11" (1.70m x 2.11m)

Bedroom Two 8' 1" x 10' 7" (2.46m x 3.23m)

Shower Room 3' 11" x 6' 0" (1.20m x 1.82m)

Outside

Garage 15' 11" x 8' 8" (4.85m x 2.63m)

Driveway

Front & Rear Gardens

**Additional Information:**

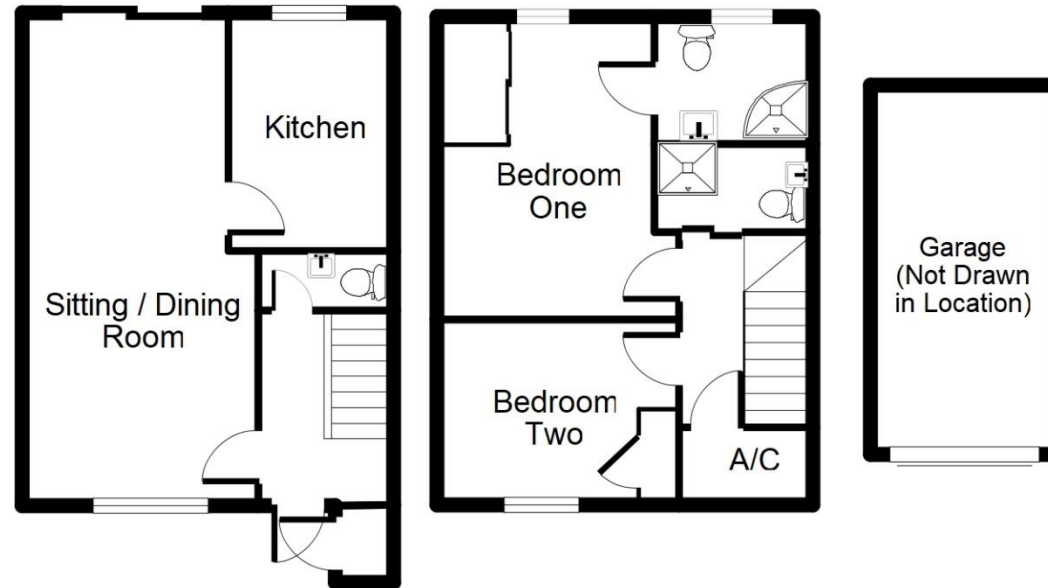
Council Tax Band: C

EPC Rating: D

Tenure: Freehold

Offers Over £230,000  
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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