



Lake Avenue, Bury St. Edmunds, Suffolk, IP32 6JS

**MARK · EWIN**  
BURY ST EDMUNDS

Lake Avenue, Bury St. Edmunds, Suffolk,  
IP32 6JS

This well presented four-bedroom townhouse has recently been renovated by the current owner.

The accommodation is set over three floors and includes, to the ground floor, entrance hall, kitchen, dining room and a utility room leading to a downstairs shower room. On the second floor there is a spacious sitting room, four piece bathroom with roll top bath and bedroom three. The master bedroom is located on the second floor along with two further bedrooms.

To the rear of the property there is an enclosed rear garden which is mainly laid to lawn with patio area and gated side access.

**Additional Information:**

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: B

Services: Mains Gas, Electric, Water and Drainage. Heating offered via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



**Directions**

Leaving Bury St Edmunds along Fornham Road and continue straight over the traffic lights onto Mildenhall Road. Take the left hand turning into Trent Road then right in to Severn Road. Take the next left into Lake Avenue where the property can be found on the left 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.

**Accommodation:**

Entrance Hall 15' 1" x 2' 7" (4.6m x 0.8m)

Sitting Room 15' 1" x 13' 1" (4.6m x 4.0m)

Dining Room 12' 10" x 11' 2" (3.9m x 3.4m)

Kitchen 9' 6" x 8' 6" (2.9m x 2.6m)

Utility Room 7' 7" x 5' 7" (2.3m x 1.7m)

Shower Room 8' 6" x 5' 3" (2.6m x 1.6m)

Bathroom 7' 7" x 6' 11" (2.32m x 2.1m)

Bedroom One 15' 1" x 10' 2" (4.6m x 3.1m)

Bedroom Two 13' 1" x 8' 10" (4m x 2.7m)

Bedroom Three 10' 2" x 7' 10" (3.1m x 2.4m)

Bedroom Four 6' 11" x 6' 11" (2.1m x 2.1m)

**Additional Information:**

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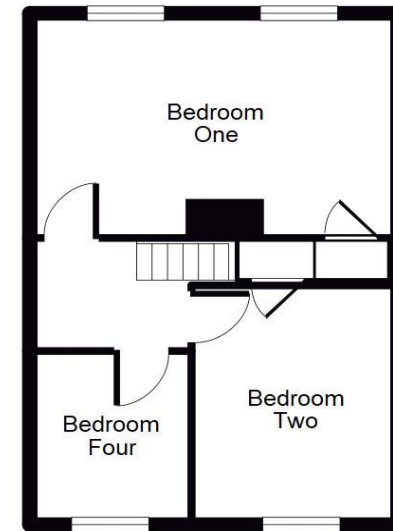
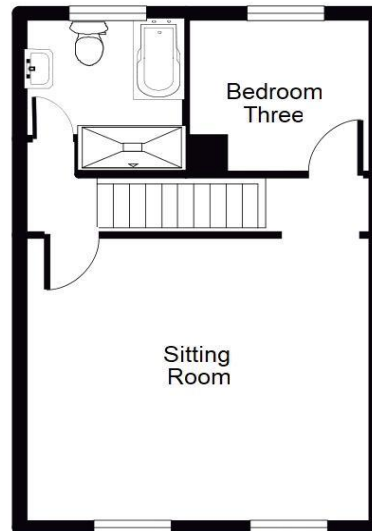
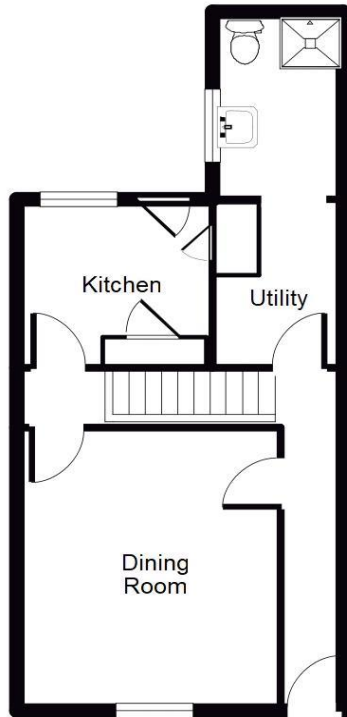
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Offers In Excess of £280,000  
Freehold



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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