



Maltward Avenue, Bury St. Edmunds, Suffolk, IP33 3XN

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP33 3XN

Presented with the advantage of NO ONWARD CHAIN, this attractive two-bedroom semi-detached bungalow is positioned on the highly sought-after western side of Bury St Edmunds.

Upon entry, you're greeted by an entrance hall, sitting room, kitchen, two bedrooms, and a bathroom.

Outside, the rear garden is predominantly laid to lawn, featuring a convenient gate accessing the driveway and a door leading into the garage. At the front, the garden is laid with shingle along with a path to the front door.

Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: B - £1,517.53 (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 town centre proceed along Out Risbygate Street turning left at the mini roundabout onto Westley Road. Continue on this road eventually turning left onto Flemyng Road. Turn right onto Maltward Avenue and the property can be found on the 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 / Stanstead 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 22' 10" x 3' 5" (6.96m x 1.03m)

Hallway 13' 8" x 6' 0" (4.17m x 1.83m)

Sitting Room 16' 0" x 11' 9" (4.87m x 3.58m)

Kitchen 14' 3" x 7' 7" (4.34m x 2.32m)

Bedroom One 11' 7" x 10' 6" (3.54m x 3.19m)

Bedroom Two 8' 8" x 8' 8" (2.64m x 2.64m)

Bathroom 5' 10" x 5' 6" (1.79m x 1.67m)

Garage 16' 2" x 9' 2" (4.94m x 2.80m)

Additional Information:

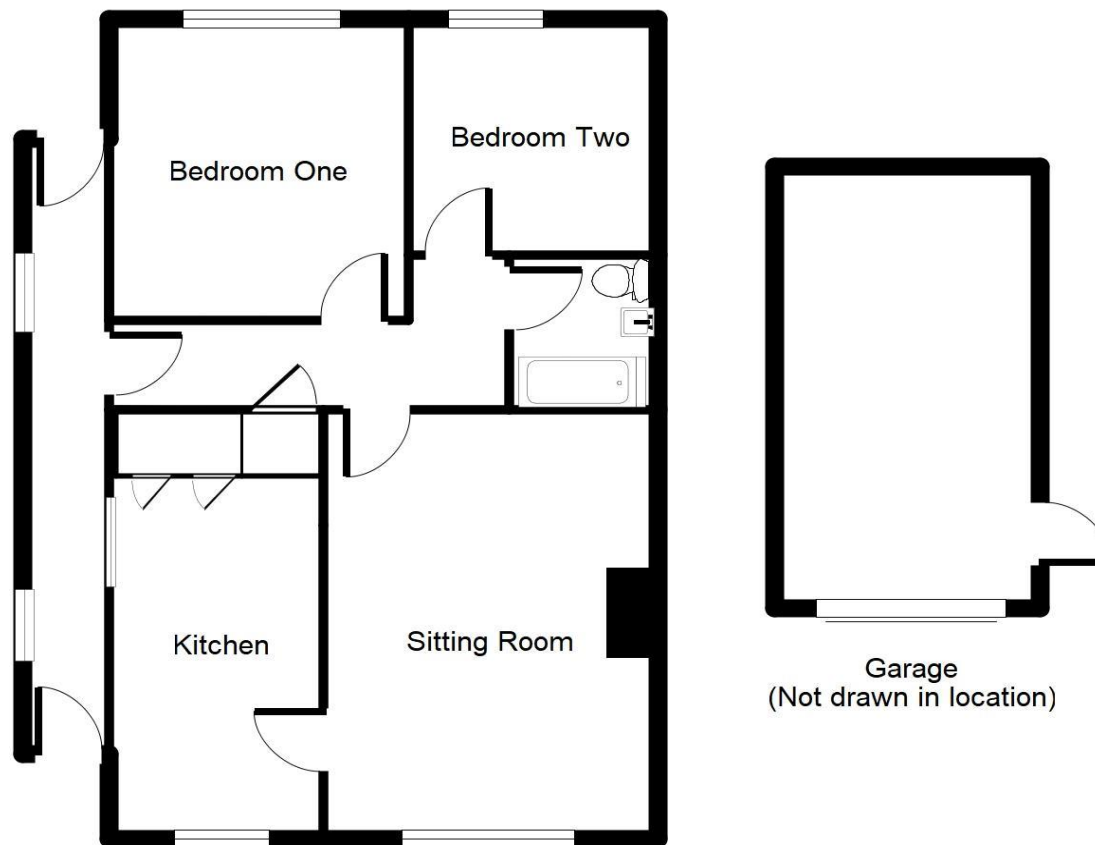
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Offers Over £230,000
Freehold





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.

www.markewin.co.uk

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

