



Clay Road, Bury St. Edmunds, Suffolk, IP32 6RY

MARK · EWIN
BURY ST EDMUNDS

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Bury St. Edmunds,
Suffolk, IP32 6RY

A three-bedroom end-of-terrace house conveniently located to the north of Bury St. Edmunds, offering easy access to nearby shops and schools.

The ground floor of the property features an inviting entrance hall, a convenient cloakroom, a well-appointed recently upgraded kitchen comprising grey gloss base and wall units, built-in oven with hob over. The property offers a spacious sitting/dining room with French doors that open up to the rear garden.

Moving to the first floor, you will find the three bedrooms, along with a family bathroom.

Externally, the property benefits from a blockwork driveway at the front, providing off-road parking. The rear garden is predominantly laid to lawn and enclosed by fencing, offering privacy, the garden is attractively planted and benefits from paved patio area. Additionally, there is a practical brick shed and a rear access gate.



Directions

From Tollgate Lane turn right into Lancaster Avenue and left into Northumberland Avenue, continue along this road, at the second cross roads turn left into Clay Road, follow Clay Road past Ion Road and the property will be found on your 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:

Hallway

Cloakroom 6' 1" x 2' 11" (1.86m x 0.88m)

Kitchen 10' 4" x 8' 9" (3.16m x 2.67m)

Sitting / Dining Room 16' 10" x 16' 6" maximum (5.14m reducing to 3.16m x 5.02m reducing to 3.11m)

First Floor Landing

Bedroom One 16' 11" x 10' 2" (5.16m x 3.10m)

Bedroom Two 10' 6" x 7' 10" (3.20m x 2.39m)

Bedroom Three 8' 9" x 7' 9" (2.67m x 2.35m)

Bathroom 6' 1" x 6' 8" (1.86m x 2.02m)

Outside

Brick Shed

Front & Rear Gardens

Additional Information:

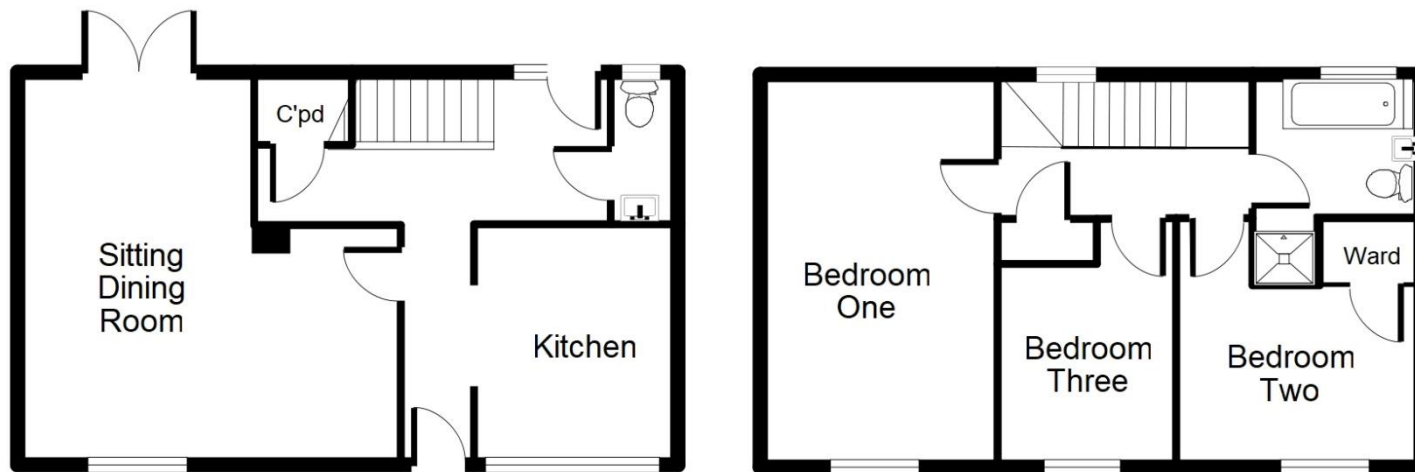
Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Guide Price £250,000
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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