



School Road, Risby, Bury St. Edmunds, Suffolk, IP28 6RQ

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP28 6RQ

RENOVATION OR REDEVELOPMENT

OPPORTUNITY situated in a tucked away location in the sought after village of Risby, a rare opportunity to purchase this 5 bedroom detached family home with annexe potential.

The property offers spacious accommodation with the ground floor comprising of sitting room, reception/dining room, kitchen, study and utility. On the first floor, there are three further bedrooms and a bathroom. Further potential ANNEXE accommodation comprises two further bedrooms and a bathroom.

Outside, the driveway provides additional off-road parking, this in turn leads to the double garage, the garage having power and light. The large rear garden is mainly laid to lawn with mature trees and shrubs and is enclosed by fencing. We understand the plot to be approximately 0.4 of an acre in total.

Additional information:

Tenure: Freehold

Council Tax Band: F

EPC Rating: TBC

Services: Mains electric and water, drainage via septic tank. Heating via electric underfloor heating and storage heaters not currently being used. (Please note none of the services have been tested by the selling agent.)



Directions

Leave Bury St. Edmunds along Newmarket Road towards the A14. On reaching the main roundabout continue under the flyover towards Fornham All Saints taking the 3rd exit signposted Fornham and Marham Park. Take the next left hand turning toward Risby. Stay on this road and the entrance will eventually be found towards the village centre on the left hand side.

Location

Risby is a very desirable and pretty village with a thriving community. The village enjoys a range of local amenities including a well regarded school, antiques centre and garden nursery, village hall, public house and parish church. Risby is only 3 miles from Bury St Edmunds and it's offering of schooling and recreational facilities along with rail and road links.

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Accommodation:

Reception/Dining Room 17' 1" x 15' 4" (5.20m x 4.68m)

Sitting Room 19' 11" x 14' 4" (6.06m x 4.37m)

Kitchen 9' 10" x 10' 10" (2.99m x 3.29m)

Study 9' 10" x 14' 4" (3.00m x 4.37m)

Utility 9' 10" x 7' 7" (3.00m x 2.31m)

Annexe Bedroom/Bedroom Two 11' 11" x 10' 0" (3.63m x 3.04m)

Annexe Bedroom/Bedroom Four 8' 5" x 8' 2" (2.56m x 2.49m)

Annexe Bathroom 2' 10" x 4' 11" (0.87m x 1.51m)

First Floor Landing

Bathroom 6' 5" x 6' 2" (1.96m x 1.88m)

Bedroom Three 9' 10" x 8' 10" (2.99m x 2.70m)

Bedroom Five 7' 6" x 8' 10" (2.28m x 2.70m)

Bedroom One 13' 0" x 15' 9" (3.95m x 4.80m)

Garage 20' 0" x 16' 6" (6.09m x 5.02m)

Additional Information:

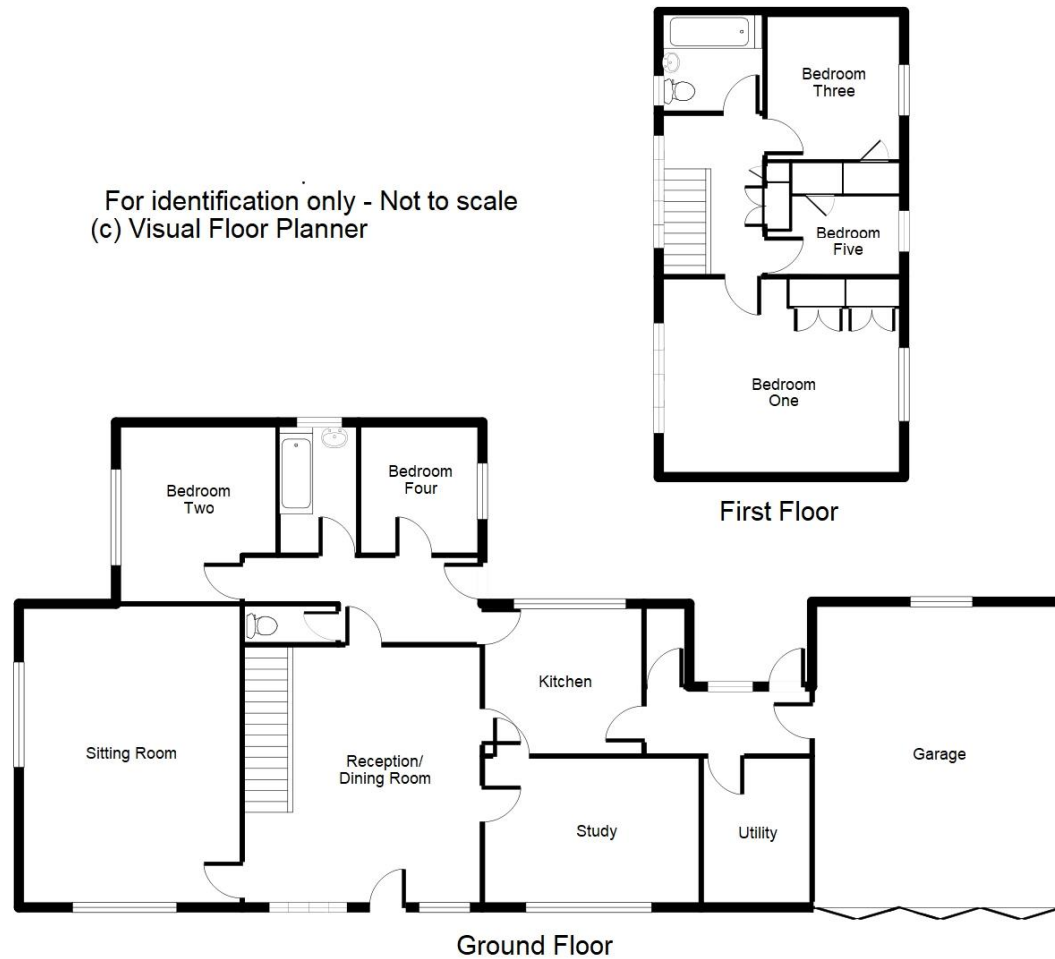
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Offers Over £400,000



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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