



Tudor Road, Bury St. Edmunds, Suffolk, IP32 6FJ

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP32 6FJ

Located on Marham Park is this four-bedroom, detached, town house style property arranged over three floors, the property benefits from a landscaped rear garden, off road parking and a detached garage.

The well-presented accommodation comprises of an entrance hall, cloakroom, sitting room and kitchen breakfast room. On the first floor, three bedrooms, one benefitting from an en-suite and a family bathroom.

On the second floor the principal bedroom suite can be found with an en-suite shower room.

Outside, to the front of the property a driveway provides additional off-road parking leading to the detached garage, the garage having power and light.

The rear garden has been landscaped by the current owners and offers a paved patio area, the garden is mainly laid to lawn and is enclosed by fencing, there is a further side patio area.

Agents Note: Service charge applies for landscape and upkeep of communal area for £184 per annum.



Directions

Leave Bury St Edmunds via Mildenhall Road heading towards Fornham All Saints, turn left at the roundabout into Sandlands Drive and left into Tudor Road.

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

Cloakroom 5' 8" x 3' 2" (1.72m x 0.97m)

Sitting Room 16' 4" x 10' 10" (4.98m x 3.30m) into bay

Kitchen / Breakfast Room 12' 0" x 18' 5" (3.67m x 5.61m)

First Floor

Bedroom Two 12' 11" x 11' 0" (3.93m x 3.36m) maximum

En-Suite 7' 5" x 4' 7" (2.26m x 1.39m)

Bedroom Three 12' 1" x 11' 0" (3.69m x 3.36m)

Bedroom Four 12' 6" x 7' 7" (3.80m x 2.30m) maximum

Bathroom 5' 8" x 7' 3" (1.73m x 2.22m)

Second Floor

Bedroom One 19' 0" x 11' 7" (5.78m x 3.52m)

Shower Room 7' 0" x 6' 8" (2.13m x 2.02m)

Outside

Driveway

Detached Garage

Garage 10' 4" x 23' 4" (3.16m x 7.11m)

Rear Garden

Additional Information:

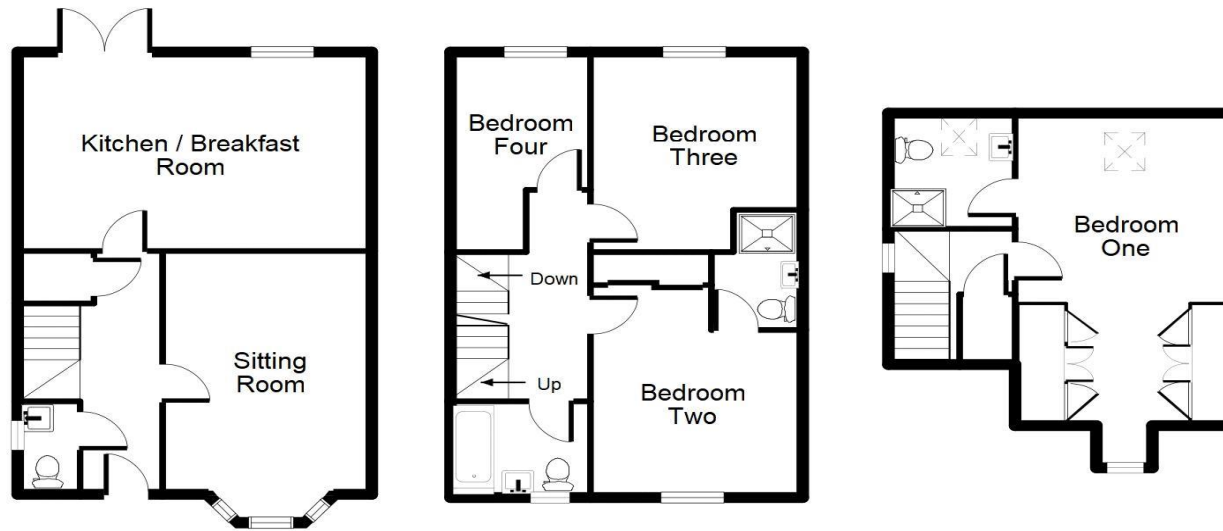
Council Tax Band: E

EPC Rating: B

Tenure: Freehold

Offers over £425,000
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

