



Raynham Road, Bury St. Edmunds, Suffolk, IP32 6ED

**MARK · EWIN**  
BURY ST EDMUNDS

Raynham Road, Bury St. Edmunds,  
Suffolk, IP32 6ED

This well-presented and extended three-bedroom semi-detached house is situated in a convenient location providing easy access to the town centre, offering a wide range of amenities, as well as nearby schools and shops.

The ground floor accommodation comprises of an entrance hall, welcoming sitting room, modern and well-appointed kitchen, comfortable family/dining room, shower room and utility/office space.

Moving to the first floor, you will find the three bedrooms, two doubles and a single and the family bathroom completes the accommodation.

Outside, the property benefits from parking via a paved driveway to the front. At the rear of the property there is a delightful garden with a decking area, summer house and seating area. The rest of the garden is laid to lawn with borders for various flowers and shrubs.

**Additional Information:**

Tenure: Freehold

EPC Rating: D

Council Tax Band: C

Services: Mains Gas, Electric, Drainage & Water.

Heating offered via Gas central heating.

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



**Directions**

Leave Bury St Edmunds heading north along Fornham Road, take your second turning on the left into Avenue Approach, turn left into Northgate Avenue and right into Raynham Road. Keep following the road and the property can be found on the right-hand side just after the turning into Gage Close.

**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 8' 0" x 3' 2" (2.43m x 0.97m)

Sitting Room 19' 7" x 14' 8" (5.97m x 4.47m)

Family/Dining Room 14' 5" x 9' 8" (4.39m x 2.95m)

Kitchen 16' 10" x 7' 2" (5.14m x 2.18m)

Utility/Study 11' 4" x 7' 7" (3.45m x 2.31m)

Shower Room 7' 1" x 2' 9" (2.16m x 0.83m)

Landing

Bedroom One 11' 5" x 10' 8" (3.47m x 3.25m)

Bedroom Two 10' 10" x 9' 8" (3.30m x 2.94m)

Bedroom Three 9' 9" x 8' 0" (2.98m x 2.44m)

Bathroom 7' 7" x 5' 9" (2.32m x 1.75m)

**Additional Information:**

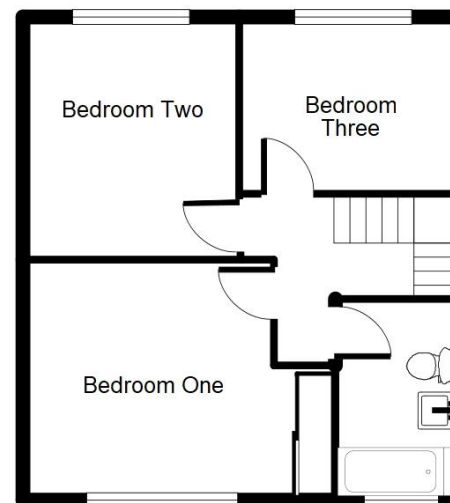
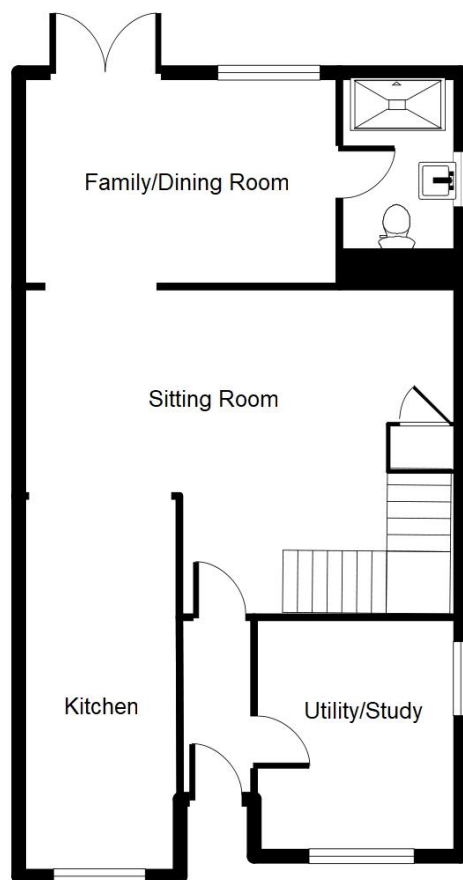
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Offers Over £300,000  
Freehold





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](http://www.markewin.co.uk)

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