



Acacia Avenue, Bury St. Edmunds, Suffolk, IP32 6HN

**MARK · EWIN**  
BURY ST EDMUNDS

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Bury St. Edmunds,  
Suffolk, IP32 6HN

A well-presented and updated three-bedroom semi-detached house offered For Sale with No Onward Chain. Recent updates include a new kitchen, the windows and doors have been replaced as too has the boiler. The location offers convenient access to the town with its vast offering of facilities with further facilities found close at hand with Lake Avenue's offering of store.

The property offers accommodation of an entrance hall with useful storage cupboards, a delightful sitting room with French doors to the rear garden and a kitchen breakfast room. The kitchen has been upgraded by the current owner and offers an attractive range of matt blue wall and base level units with contrasting white worktops, the kitchen benefits from built-in appliances including a dishwasher, washing machine and a rangemaster oven.

Moving to the first floor, the three bedrooms can be found along with the bathroom and separate WC.

Outside, the front garden is mainly laid to lawn with a pathway to the entrance door and side gate to the enclosed rear garden. The rear garden offers brick-built storage sheds, the garden is mainly laid to lawn planted beds.



#### Directions

From Mildenhall Road turn left into Wordsworth Road and right into Acacia Avenue, the property will be found on your left just before Waveney 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 6' 2" x 13' 3" (1.88m x 4.04m)

Sitting Room 13' 3" x 11' 8" (4.05m x 3.55m)

Kitchen Breakfast Room 19' 10" x 9' 9" (6.05m x 2.98m)

First Floor Landing 8' 6" x 8' 2" (2.59m x 2.48m)

Bedroom One 11' 0" x 10' 10" (3.35m x 3.29m)

Bedroom Two 11' 1" x 11' 8" (3.38m x 3.55m)

Bedroom Three 8' 7" x 9' 1" (2.61m x 2.77m) maximum

Outside

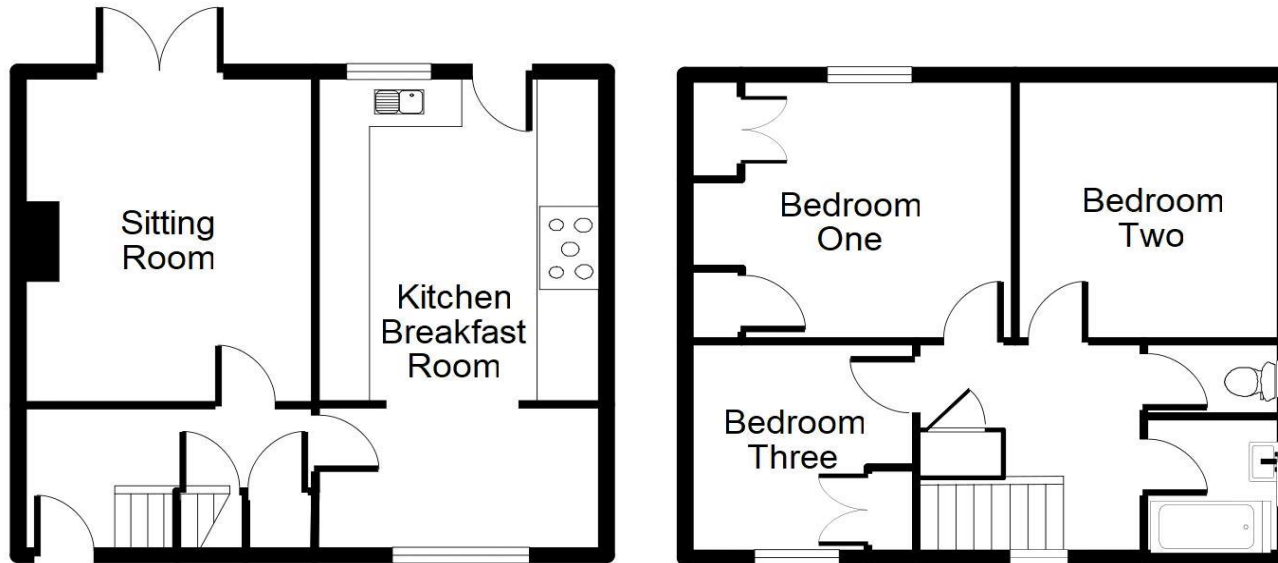
Front & Rear Gardens

**Additional Information:**

Council Tax Band: B  
EPC Rating: TBC  
Tenure: Freehold



Offers Over £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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